

WINCHESTER DISTRICT
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2015
(1ST APRIL 2014 – 31ST MARCH 2015)

December 2015



Winchester
City Council

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1.0 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) for the Winchester District covers the period 1 April 2014 to 31 March 2015.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce monitoring reports on at least a yearly basis (see Background Section for more detail). The purpose of the AMR is twofold:
 - To monitor the progress of the local development documents set out in the Local Development Scheme.
 - To monitor the effectiveness of the policies set out in the local development documents.
- 1.3 This AMR is broken down into the following sections:
 - The background section explains the requirements for monitoring as set out in legislation. This section also discusses the content of the 2015 AMR and future monitoring reports.
 - Part One of this AMR provides further details of progress in developing policies including the current Local Development Scheme and any changes in the timetable for producing the local development documents.
 - Part Two of the AMR monitors the performance of adopted policies within local development documents and is set out using the three ‘themes’ of the Council’s Community Strategy and the Local Plan. The Introduction to Part Two explains the methodology of this in more detail.
- 1.4 Part One of this AMR considers the steps taken to ensure that the local plan is kept up to date. Since 1st April 2014 the Winchester District Local Plan Part 2: Development Management and Site Allocations (LPP2) has been published in draft for consultation during autumn 2014 and has now reached the Publication (Pre-Submission) stage (autumn 2015). The Denmead Neighbourhood Plan went through the pre and post submission consultation stages, was subject to examination and referendum and was finally adopted (i.e. “made”) by Winchester City Council (WCC) on 1st April 2015. Monitoring of the policies set out in the Denmead Neighbourhood Plan will therefore be reported in next year’s AMR.
- 1.5 Progress was also made on Supplementary Planning Documents which provide further guidance and detail to the Local Plan policies; in particular the High Quality Places SPD was adopted in March 2015.
- 1.6 The report on the Community Infrastructure Levy, which was introduced by WCC on 7th April 2014, is also set out in Part One. This report includes the amount of levy collected, spent and remaining by 31st March 2015.
- 1.7 The Winchester District Local Plan Part 1: Joint Core Strategy when adopted in March 2013 replaced many of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). However, some of the saved policies still remain, until they are replaced/superseded/deleted following the adoption of the LPP2. The relevant development plan for this monitoring report therefore consists of Local Plan Part 1, together with the remaining saved policies of the 2006 Local Plan. Part Two of this AMR focuses on those

policies which can be monitored effectively, taking into account the relevance of those policies now the LPP1 is in place.

- 1.8 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and maintain a five-year supply of deliverable sites for housing. The AMR therefore includes an assessment of the five year housing land supply for the period April 2015 to March 2020. In accordance with the advice that assessments should be forward looking, a second assessment is made for the period between April 2016 and March 2021.
- 1.9 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council, the Hampshire Biodiversity Information Centre and other organisations in undertaking the monitoring of particular key indicators on behalf of the District.

2.0 BACKGROUND

Planning and Compulsory Purchase Act 2004 (as amended)

- 2.1 The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011). Planning authorities are required to prepare reports containing information on;
- the implementation of the local development scheme (LDS)
 - the extent to which the policies set out in local development documents are being achieved.
- 2.2 Reports must be prepared within at least 12 months since the last report(s). The reports must be made public.
- 2.3 Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis, which will therefore continue to be called the Annual Monitoring Report or AMR. Additional reports into various aspects of monitoring may be prepared at other periods; however there are no plans to do so currently.
- 2.4 The AMR will continue to be produced by the end of the December to which a particular financial year relates. Much of the information is not available until the autumn following the end of the financial year. Although draft information on housing and commercial developments is received from HCC during the summer, this information needs to be checked and analysed and – in the case of housing – used to inform the development of trajectories and to re-assess the 5 year land supply. It is therefore considered that producing this information at the end of the year is in fact the earliest date by which it can reasonably be prepared.

Local Planning Regulations 2012

- 2.5 The Local Planning Regulations contain specific requirements for the content of monitoring reports. Regulation 34 of the 2012 Regulations sets out the requirements for monitoring reports, in summary these are as follows;
- Review actual progress against the LDS timetable. List any adopted or approved local plan or SPDs that were listed in the LDS.
 - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy.
 - Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant.
 - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made.
 - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012.

- Detail action taken under Duty to Co-operate requirements during the report period.
- Make up-to-date information collected for monitoring available as soon as possible.

The Annual Monitoring Report 2015

- 2.6 Part One of the 2015 AMR reviews the policy progress in producing local development documents made during the year, reflecting S35 (2) a of the 2004 Act on the implementation of the Local Development Scheme (LDS). Progress is assessed against the LDS and changes to the LDS itself are also explained. Part One also details all of the requirements of the 2012 Regulations - apart from those relating to housing delivery - including NDOs and CIL. It also reports on Duty to Co-operate actions. The housing delivery and supply information is considered in the context of the adopted and proposed Local Plan policies in Part Two of the AMR.
- 2.7 Part Two of the AMR considers the performance of adopted planning policies, reflecting S35 (2) b of the 2004 Act on the extent to which policies are being achieved – including those relating to housing delivery.
- 2.8 The Community Strategy 2010-2020 sets a long-term vision for the area, and identifies three overarching priority outcomes for the Winchester District. The City Council considers planning policies are a key delivery mechanism for the Community Strategy and the Local Plan is themed around the three priority outcomes of the Strategy; namely Active Communities, Prosperous Economy and High Quality Environment.
- 2.9 Part Two of the AMR follows the structure of the Local Plan Part One (LPP1) which was adopted in March 2013. The WDLPR policies are considered under the themes to which they best relate. Tables at the introduction to each of the themes show what policies are covered in each chapter
- 2.10 The requirements in relation to housing under paragraph 34(3) of the Regulations are contained in Part Two of the AMR, under the heading of 'Active Communities'. In relation to housing delivery, the assessment is against the housing requirements of the Local Plan Part 1, the period for which commenced in 2011. The net numbers of additional dwellings and affordable dwellings completed are given and the five year land supply is discussed. A housing trajectory for the District covering the Plan period is included as Appendix 6. Information is also provided on other aspects of housing policies such as housing need, gypsy and traveller sites, housing mix and density.
- 2.11 Data is provided on policies and topics where it is available. Performance is often shown in relation to various indicators throughout this section. The introduction to Part Two explains the role of indicators in relation to policy monitoring.

The New Local Plan

- 2.12 The new Local Plan will be comprised of a number of plan documents. The Local Plan Part 1 - Joint Core Strategy, contains core policies and strategic

allocations; it was adopted on 20th March 2013. Local Plan Part 2 - Development Management and Site Allocations, allocates sites for development and contains detailed development management policies to replace the remaining policies saved from the Local Plan Review 2006. It has reached the formal Publication (Pre-Submission) stage, being published for representations on 6th November 2015 until 21st December 2015. A further development plan document will be prepared to cover Gypsy and Traveller Site Allocations.

- 2.13 The Denmead Neighbourhood Plan was made part of the Development Plan on 1st April 2015. It contains site allocations and other planning policies for most of Denmead Parish.
- 2.14 The Local Plan Part 1 superseded many of the current saved policies of the WDLPR. However, some more detailed policies, smaller site allocations and the policy boundaries around settlements still remain until they are superseded by the Local Plan Part 2. Appendix 2 of the Local Plan Part 1 comprises a list of the remaining saved policies of the WDLPR. The Local Plan Part 2 will not be adopted until November 2016, so these WDLPR policies will remain valid until that time.
- 2.15 The National Planning Policy Framework (NPPF) encourages each local planning authority to produce one Local Plan containing all the planning policies for its area. This is reflected in the Local Planning Regulations of 2012 which refer to local plans. Prior to this, strategic policies and allocations were published in a Core Strategy Development Plan Document and more detailed policies and smaller allocations were published in Development Management and Allocations Development Plan Documents. Winchester City Council and the South Downs National Park Authority (SDNPA) had already substantially prepared the Joint Core Strategy for the whole Winchester District by the time the change in terminology and format came into being. It was not appropriate to delay the adoption of the Core Strategy to include more detailed policies and allocations and make it a single local plan. Therefore the 'Winchester District Local Plan Part 1 - Joint Core Strategy' is now generally referred to as LPP1 and the City Council is preparing its 'Local Plan Part 2 - Development Management and Site Allocations', referred to as the LPP2, for the part of the District outside of the SDNP.

Future Monitoring Reports

- 2.16 Appendix D of the Core Strategy sets out a framework for monitoring the policies of the LPP1. This monitoring framework includes indicators that may be used to assess the performance and achievement of the policies. The indicators are used where they are still considered useful and more have been added, including greater use of contextual indicators where direct monitoring of individual policies may be difficult. The LPP2 Publication (Pre-Submission) Plan also contains a monitoring framework at Appendix D, with suggested indicators for the future monitoring of the policies in Part 2 of the AMR.
- 2.17 The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations do not specify indicators, except for housing delivery, but the Act still has the general requirement to report annually (at least) on planning policies, so generally all policies should be

monitored if possible. However, it needs be considered whether it is an efficient use of resources to provide information every year on every policy, particularly if some policies cover very specialised areas, or have not been used frequently. There may also be a case for considering policies as a group if low numbers are involved, or where it is difficult to quantify the effects of a particular policy.

- 2.18 The monitoring frameworks of LPP1 and LPP2 therefore provide a starting point for considering how monitoring of policies should be approached in the future, in the light of the availability of resources and the value of outputs achieved as referred to in the paragraph above.

The South Downs National Park

- 2.19 The South Downs National Park (SDNP) covers a significant part of the District. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1st April 2011. The SDNPA is producing its own Local Plan, covering both strategic and detailed matters, for the entire SDNP area. This is intended for adoption by June 2017, in the meantime the Winchester District Local Plan Part 1 Joint Core Strategy, which was prepared and adopted jointly (by Winchester City Council on 20th March 2013 and by SDNPA on 19th March 2013) will continue to provide strategic policies for the SDNP within Winchester District. As the SDNPA is preparing its own single Local Plan the Winchester District LPP2 does not include any policies for the SDNP area.
- 2.20 Winchester's Local Plan Part 1 - Joint Core Strategy contains a policy (CP19) relating to the SDNP. The Joint Core Strategy covers the whole of the Winchester District - as the WDLPR did – for the time being.

3.0 AMR PART ONE: MONITORING POLICY PROCESS

- 3.1 Part One of this AMR reviews the progress made in producing the planning policy documents (Local and Neighbourhood Plans) against the timetables set out in the Local Development Scheme (LDS), and also the related Supplementary Planning Documents. It describes the progress that has been made during the monitoring year in general and discusses the future programme. Reference is made to how and why the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future. The section also covers matters in relation to the Community Infrastructure Levy (CIL) and the Duty to Co-operate, as required under the 2012 Regulations.

Local Plan Documents

- 3.2 Section 34(1) of the Regulations requires details of local plans and supplementary planning documents listed in the LDS to be provided together with their timetables, the stage reached and the reason for any delays to the published programme. Information should also be provided on any of these documents if adopted or approved during the monitoring period.
- The relevant LDS (January 2014) includes the timetables for the production of two local plan documents:
 - Local Plan Part 2 - Development Management and Site Allocations, and
 - Denmead Neighbourhood Plan.
- 3.3 The Winchester LDS does not contain details of supplementary planning documents. These tend to have a shorter production period and are not required to be listed in the LDS. Most SPDs adopted by the Council have taken the form of Village Design Statements, which are prepared by local communities and the timetable for their production is largely outside the control of the City Council until they reach the formal consultation and adoption stages.

The Local Development Scheme (LDS)

- 3.4 The production of planning policy documents should be reviewed against the timetable set out in the LDS. This process highlights whether any changes are required to the LDS. The LDS has been prepared and updated on a virtually annual basis since 2005. During the monitoring period 1st April 2014 – 31st March 2015, the relevant version of the LDS was that dated January 2014.
- 3.5 Changes brought about by the Localism Act, and enshrined in the 2012 Planning Regulations, mean that the preparation of the LDS is now less formal. LDSs are no longer submitted to the Secretary of State, but are made available on the Council's website and referred to the Planning Inspectorate for information. The LDS can therefore be updated more readily to reflect current work programmes. When a plan is submitted for examination the Inspector will consider whether the preparation of the plan has followed the stages set out in the LDS: the LDS should therefore be kept up-to-date.

2014 LDS

- 3.6 The Cabinet (Local Development Framework) Committee at its meeting on 27 November 2013 approved the revised LDS to come into effect from 1st January 2014. The CIL adoption procedure had followed the amended timetable in the 2013 LDS and the Charging Schedule was adopted in December 2013 (to come into effect in April 2014) hence the CIL charging schedule was removed from the 2014 LDS, which therefore only refers to the timetable for the LPP2.
- 3.7 The timetable for the progression of LPP2 had to be adjusted for the 2014 LDS. The preparation of the LPP2 had reached a stage where the evidence base on individual settlements' development needs was nearing completion, and local community's preferences for site allocations were beginning to emerge. While the Council had already undertaken considerable consultation with local Parish Councils on the distribution of development around the key settlements, it was considered that a draft plan for consultation should be published before the formal Publication / Pre-Submission Plan so that all stakeholders are aware of the proposed locations and form of developments and have an opportunity to input prior to the formal Pre-Submission stage. It was considered that this would cause a delay to the Pre-Submission, Submission and Adoption stages that follow, therefore the timetable should be adjusted.
- 3.8 The 2014 LDS proposed a consultation on a draft LPP2 in July 2014, with the formal Publication (Pre-Submission) for representations in January 2015. This would be followed by Submission for independent examination in May 2015, with Adoption anticipated by the end of the year – see Table 1 below.

Table 1 Comparison of LPP2 timetable in the 2013 & 2014 Local Development Schemes

DPD	2013 LDS	2014 LDS
Local Plan Part 2 - Development Management & Site Allocations		
Draft Plan Publication (Reg 18)	N/A	June 2014
Pre-Submission Publication (Regs 19 & 20)	June 2014	Jan 2015
Submission	Sep 2014	May 2015
Adoption	May 2015	Dec 2015

- 3.9 It did not prove possible to maintain the timetable outlined in the 2014 LDS. Due to the desire to engage with as many individuals and representatives of the local communities as possible the period for community consultation events continued through the winter 2013/14. While most of the Parish Councils had been holding a number of community engagement events throughout 2013, it was considered beneficial to extend the consultation with further exhibitions through January and into March 2014. These also included a series of events for Winchester Town's residents and businesses.
- 3.10 With further work being needed to analyse the outcome of the community consultation, and continuing on some evidence base studies, additional time

was required to complete preparation of the Draft Plan. It was decided that consultation on the Draft Plan should not occur during the summer holiday period so a revised timetable was therefore agreed, with the consultation on the Draft LPP2 being delayed until October 2014. This was communicated to everyone on the Local Plan Consultee Database via the Local Plan eNewsletter (June 2014 – Issue 34) and through the Council’s website.

- 3.11 The provisional revised timetable is shown in Table 2 below, along with the LDS 2014 timetable for comparison. A further edition of the LDS was not prepared at that stage as the timetable for the Publication (Pre-Submission Plan) onwards would depend very much on the volume and nature of the comments received on the Draft Plan, the extent of the need for changes and any further evidence in support. The revised timetable was included in the report concerning the Draft LPP2 for consultation which was presented to Members at the Cabinet meeting on 22nd September 2014 ([CAB 2615](#) refers).

Table 2 Revised LPP2 timetable compared with the 2014 LDS Development Scheme

Stage	LDS 2014	Revised Date
Draft Plan for Consultation	July 2014	October 2014
'Publication' (Pre-Submission) Plan	January 2015	June 2015
Submission to Secretary of State	May 2015	November 2015
Examination hearings	July - October 2015	February - March 2016
Inspector's report	November 2015	June 2016
Adoption	December 2015	July 2016

2015 LDS

- 3.12 The Draft LPP2 was published for consultation from 24 October to 5 December 2014. By the close of the consultation period comments had been received from over 1,100 respondents generating over 2,000 individual comments. Due to the need for further work, including the commissioning of additional evidence reports in order to fully consider and respond to the representations, the revised provisional timetable could not be met so a revised LDS was considered and approved by the Cabinet (Local Plan) Committee on 6 October 2015. The updated timetable for the LPP2 is included in the following table.

Table 3 Revised LPP2 timetable compared with the 2014 Local Development Scheme and provisional published timetable

Stage	LDS Jan 2014	Revised June 2014	LDS Oct 2015
Draft Plan for Consultation	July 2014	October 2014	Oct – Dec 2014
'Publication' (Pre-Submission) Plan	January 2015	June 2015	Nov – Dec 2015

Stage	LDS Jan 2014	Revised June 2014	LDS Oct 2015
Submission to Secretary of State	May 2015	November 2015	March 2016
Examination hearings	July - October 2015	February - March 2016	June – July 2016
Inspector's report	November 2015	June 2016	October 2016
Adoption	December 2015	July 2016	November 2016

- 3.13 In addition, the LDS needed to be revised to include the timetable for a Gypsy and Traveller Site Allocations development plan document (DPD). Although it had been expected that site allocations for pitches for Gypsies and Travellers and plots for Travelling Showpeople would be included in the LPP2 work on the potential sites had not progressed sufficiently and changes were made to relevant Government policy.
- 3.14 Following completion of a joint Hampshire Travellers Accommodation Assessment in 2013, which identified the number of pitches and plots required in Winchester District, consultants were appointed to examine potential sites. However the results of this study were delayed to the extent that it became too late for the conclusions of this report to be incorporated into LPP2, without causing undue delay to LPP2. Also, at the end of August 2015 the Government published a revised 'Planning Policy for Traveller Sites', which is the key national guidance on traveller provision. The main change is to the definition of travellers, to exclude those that have permanently abandoned a nomadic way of life, and this is likely to have implications for the number of traveller pitches needed. Therefore, the assessment of travellers' accommodation needs may need to be updated so as to inform the number of pitches to be identified and allocated.
- 3.15 Given the requirement for a 5-year supply of gypsy and traveller sites, the nature and sensitivity of this topic, and the work still needed before consulting on potential sites, it was considered that the most appropriate solution is to include in the LDS the need for a separate Gypsy and Traveller Accommodation DPD. The approved programme for this is summarised in the following table.

Table 4 Gypsy and Traveller Accommodation DPD key stages timetable in the 2015 Local Development Scheme

Stage	LDS 2015
Draft Plan for Consultation	November 2016
'Publication' (Pre-Submission) Plan	July 2017
Submission to Secretary of State	October 2017
Examination hearings	December 2017
Inspector's report	April 2018
Adoption	June 2018

Policy Progress 2014-2015

- 3.16 The table below summarises the policy work produced (and other relevant projects) and the reports considered by the Cabinet, the Cabinet (Local Plan) Committee and full Council for the monitoring year and up to the present time (i.e. between 1 April 2014 and December 2015).

Table 5 Evidence Base and Background Work produced in 2014/2015

Date	Action	Description
30 th April 2014	Cabinet	South Wonston VDS Adopted as SPD Station Approach update & agreement to further work to progress site and appoint consultants.
10 th July	Cabinet	Silver Hill Regeneration: approval of scheme variations.
6 th July	Cabinet	Silver Hill Affordable Housing Review.
10 th Sept	Cabinet	Silver Hill Update.
22 nd Sept	Cabinet	Draft LPP2 publication & consultation. High Quality Places SPD agreed for consultation. Open Space Strategy agreed for consultation. Authority to progress Article 4 Direction for HMOs in Stanmore, Winchester.
2 nd Oct	Council	Agreed publication and consultation on the Draft LPP2, SA/SEA and HRA.
3 rd Dec	Cabinet	River Park Leisure Centre: options for replacement / refurbishment considered. Walking Strategy for Winchester supported in principle.
14 th Jan 2015	Cabinet	Non-immediate Article 4 direction to withdraw permitted development rights to change the use of a dwelling to a house in multiple occupation in part of St Luke ward, Winchester, agreed. Denmead Neighbourhood Plan Examiner's Report: agreed recommended modifications and to proceed to referendum.
9 th Feb	Cabinet (LP) Committee	Update on LPP2 following consultation and receipt of comments.
3 rd March	Cabinet	Silver Hill Judicial Review: report of outcomes.
12 th Mar	Cabinet (LP) Committee	Feedback on LPP2 consultation responses and agreed responses for Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham and South Hampshire Urban Areas.
18 th Mar	Cabinet	High Quality Places SPD Adoption.
30 th Mar	Cabinet (LP)	Feedback on LPP2 consultation responses

	Committee	and agreed responses for Winchester Town, Bishop's Waltham, New Alresford, Denmead, Smaller Villages and Rural Area, Development Management and other chapters.
1 st April	Council	Denmead Neighbourhood Plan "made" following the result of the referendum held on 5 March 2015.
21 st May	Cabinet	Silver Hill Update.
6 th July	Cabinet	Station Approach Design Brief and Contest.
13 th & 15 th July	Cabinet	Silver Hill – submissions by Silverhill Winchester No.1 Ltd.
9 th Sept	Cabinet	River Park Leisure Centre: agreement to hold public consultation on replacement or refurbishment options. Approaches to supporting employment and training through the planning process agreed.
16 th Sept	Cabinet (LP) Committee	Approval of LPP2 (part including Chapters 1 & 2, Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham, Denmead, Smaller Villages and Rural Area, South Hampshire Urban Areas and Chapter 7) for publication
17 th Sept	Cabinet	Station Approach Design Brief approved.
6 th Oct	Cabinet (LP) Committee	Approval of LPP2 (the rest including Winchester Town, New Alresford and Development Management Policies) for publication.
21 st Oct	Cabinet	Silver Hill update. Approval to appoint preferred bidder to construct 52 flat extra care and day care scheme at Chesil Street surface car park.
21 st Oct	Council	Approval of LPP2 for Publication (Pre-Submission).

- 3.17 The main policy task for this monitoring year was work on the preparation of the LPP2, focussing on preparation of the Draft Plan, consultation on the Draft Plan with a series of community engagement events, and consideration of the comments received.
- 3.18 The other main area of work was the publication of the Denmead Neighbourhood Plan for the formal consultation period, submission for examination and subsequent referendum.
- 3.19 Work continues on Supplementary Planning Documents (SPDs) including the High Quality Places Design Guide which has been prepared by the Council, was subject to consultation alongside the LPP2, and has been adopted. Village Design Statements, prepared by various Parish Councils, have been

progressed through their formal stages by the City Council towards their adoption as SPDs.

- 3.20 Other continuing work has included further development of the supporting evidence base including the assessment of sites for gypsy and traveller requirements and updating of the Open Space Strategy. Work arising from the Habitat Regulations, in particular the Solent Mitigation Project has also progressed including implementation of the Interim Solent Recreation Mitigation Partnership Strategy.

Local Plan Part 2 - Development Management and Site Allocations

- 3.21 The majority of planning policy work since 1 April 2014 has been on the development of LPP2, in particular the preparation and publication of the Draft LPP2 for public consultation, the commissioning and reporting of additional supporting evidence (including Sustainability Appraisal and Strategic Environmental Assessment updates and updates of the Habitats Regulations Assessment Screening Report) and further engagement with specific consultees and Parish Councils.
- 3.22 The 2014 AMR describes the work undertaken to prepare the Plan from its commencement in December 2012, including the considerable community engagement and background work undertaken by and in conjunction with the Parish Councils for the larger settlements. This work, including a series of events in Winchester Town undertaken by the City Council, continued through to March 2014. It is described in more detail in the [Regulation 18 Consultation Statement 2014](#) and the [Housing Site Assessment Methodology 2014](#) reports.
- 3.23 The outcome of the community engagement combined with the information from the background studies and technical assessments fed into the initial drafting of the LPP2 which was completed in autumn of 2014. The report ([CAB2615](#)) presented to the Cabinet on 22nd September 2014 provides information on the Plan preparation process to that date as well as a summary of the content of the consultation Draft Plan.
- 3.24 Public consultation on the [Draft Plan](#) was held from 24th October 2014 to 5th December 2014. A series of events to engage the public took place between 23rd October and 19th November, including exhibitions at the market towns, larger villages and Winchester Town. Developers for some of the sites proposed for development in the Draft Plan also attended some events in addition to Council officers and Members of Parish Councils to explain the Draft Plan's policies and proposals. The Draft Plan was also discussed at meetings organised by WinAcc (11 November 2014) and the Winchester Town Forum (19 November 2014) and its Vision for Winchester Sub-Group (17 October 2014).
- 3.25 By the close of the consultation period representations were received from over 1,100 individuals and organisations generating over 2,000 comments on various sections of the Plan. Analysis of the representations received began in December 2014. The comments were summarised and reported to a series of meetings of the Cabinet (Local Plan) Committee and published in full on the Council's website (<http://documents.winchester.gov.uk/LPP2/Default.aspx>).

- 3.26 The Cabinet (Local Plan) Committee considered the representations at their meetings as follows:
- 9 February 2015: [CAB2656\(LP\)](#) - general update following consultation.
 - 12 March 2015: [CAB2670\(LP\)](#) - feedback on consultation responses relating to the sections of the Plan on Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham and South Hampshire Urban Areas.
 - 30 March 2015: [CAB2676\(LP\)](#) - feedback on consultation responses received on all other parts of the Plan, including the settlements of Winchester Town, Bishops Waltham, New Alresford, and Denmead, small rural villages and rural area, development management policies and any general representations relating to maps/appendices or other matters such as sustainability appraisal.
- 3.27 Further detail on this stage of consultation is set out in the [Regulation 18 Consultation Statement Part 2 2015](#).
- 3.28 The report [CAB2711\(LP\)](#) presented to the Cabinet (Local Plan) Committee on 16 September 2015 summarised the process followed in preparing the LPP2; the key changes recommended in response to the representations, and the outcome of further supporting evidence studies. The appendices to the report examined the responses received on some general parts of the Plan together with those for the settlements of Bishops Waltham, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham, the South Hampshire Urban Areas, and the Smaller Villages and Rural Area.
- 3.29 The next meeting of the Cabinet (Local Plan) Committee on 6 October considered report [CAB2721\(LP\)](#) relating to New Alresford, Winchester Town and the Development Management policies. This report also set out the next steps needed to publicise the revised Plan before it is submitted for independent examination.
- 3.30 Both the Cabinet (Local Plan) Committee and the Council at its special meeting on 21 October 2015 approved the LPP2 (with minor amendments) for Publication (Pre-Submission) for representations and subsequent submission to the Secretary of State for independent Examination.
- 3.31 The LPP2 Publication (Pre-Submission) version of the Plan was made available for representations, and advertised as such as required by the Regulations, for the period commencing on 6 November until 21 December 2015.

Denmead Neighbourhood Plan

- 3.32 Section 34 (4) requires reporting on any neighbourhood development order or neighbourhood development plan in the area. There are no proposals to introduce any neighbourhood development orders at present however a neighbourhood plan has now been adopted i.e. “made” within the District.
- 3.33 Denmead Parish Council received funding as one of the nationally designated ‘front runners’ to progress a neighbourhood plan. The plan area (the whole of the Parish except for the part within the SDNP and the part within the West of

Waterlooville major development area) was confirmed on 17th September 2012 with Denmead Parish Council as the preparing body. Work was undertaken on the preparation of the Plan with the Pre-Submission consultation undertaken between 10th March and 21st April 2014.

- 3.34 The Plan was submitted to WCC by the Parish Council in September 2014 and was published by WCC for representations between 29th September and 11th November 2014: 126 responses were received.
- 3.35 The Council then submitted the Plan, supporting evidence and copies of the representations to an independent examiner. The [Examiner's report](#) on the Denmead Neighbourhood Plan was received and published by WCC on 18 December 2014. The Examiner concluded that the Plan and its policies, if modified in accordance with the recommendations set out in his report, meets the "basic conditions" and other legal requirements. Consequently he recommended to the City Council that the Denmead Neighbourhood Plan should, subject to the modifications, be submitted to referendum. He also recommended that the referendum should be based on the neighbourhood area covered by the Plan.
- 3.36 The City Council's Cabinet considered the Examiner's report at its meeting on 14 January 2015. The Cabinet agreed the Examiner's recommended modifications and agreed that the Plan should proceed to a referendum. The referendum was publicised in accordance with the legal requirements and was held on 5th March 2015.
- 3.37 The result of the referendum was in favour of the City Council using the Denmead Neighbourhood Plan to help decide planning applications in the neighbourhood area. Out of a total number of votes cast (2331 representing a 41.45% turnout) there were 1546 "yes" votes, 785 "no" votes and 6 spoilt papers.
- 3.38 Following the outcome of the referendum and the Council's decision on 1st April 2015 the Denmead Neighbourhood Plan was "made" and became part of the Development Plan on 1 April 2015.

Supplementary Planning Documents

- 3.39 Work also occurs on an occasional basis on the preparation of Supplementary Planning Documents (SPDs) which provide further detail and guidance on Local Plan policies for particular topics or locations.
- 3.40 The [High Quality Places SPD](#) has been finalised during the last year and was adopted in March 2015. The SPD identifies design criteria against which planning applications in the district outside of the SDNP will be assessed. It provides further detailed design guidance to encourage high quality design which takes into account local distinctiveness and sustainable design principles. The SPD has been developed from the Partnership for Urban South Hampshire (PUSH) Urban Design SPD and follows many of the principles of that document, adapted to the Winchester context. The Draft SPD was published for consultation alongside the LPP2 from 24 October to 5 December 2014. Changes were made to the draft SPD, including those to take account of issues raised through the consultation, and reported to the Cabinet which agreed to adopt the SPD at its meeting on 18 March 2015.

- 3.41 Village Design Statements (VDSs) are largely prepared by the local communities but the Council assists in providing planning guidance and overseeing the work. Following public consultation and the making of any necessary changes, in accordance with the requirements of the Regulations for the preparation of SPDs, VDSs are able to be adopted by the Council.
- 3.42 During this monitoring period the [South Wonston Village Design Statement](#) was adopted on 30 April 2014. Draft VDSs have also been prepared for Shedfield and for Bishop's Waltham.
- 3.43 Following authorisation by the Portfolio Holder for Built Environment on 20 October 2015 the draft Shedfield Village Design Statement, prepared by the Shedfield Parish Council, was published for public consultation from 22 October until 20 November 2015.
- 3.44 In January 2015 Bishop's Waltham Parish Council agreed to produce a Village Design Statement, led by a steering group comprising parish councillors and residents. This followed much work by Parish Councillors and residents in producing the 'Bishop's Waltham Development Plan' which fed into the emerging LPP2. The VDS will help guide the design of new development in Bishops Waltham Parish (outside the National Park) proposed in the emerging LPP2 as well as other non-allocated developments. The VDS also provides more locally specific design policies that can be read in the context of the High Quality Places SPD which is a District-wide document. Following authorisation by the Portfolio Holder for Built Environment on 3 November 2015 the draft Bishop's Waltham Design Statement was published for public consultation from 4 November until 3 December 2015.

Other Work

- 3.45 Another major area of evidence work is in relation to planning for gypsy and traveller needs. The LPP1 Policy CP5 acknowledged that further assessment of the need for pitches was necessary. Work commenced in early 2012, with a baseline assessment in May 2012. The [Hampshire Gypsy & Traveller Assessment \(GTA\)](#) was completed in April 2013 and provided District-wide figures for pitches. These need to be taken forward as site allocations through a separate DPD as reported in the section on the LDS above. More detail is also provided on the monitoring of pitch provision in Part Two of this AMR.
- 3.46 Work has also been progressing on the development of strategic sites at Whiteley, West of Waterlooville and Barton Farm as well as input into the strategic development north of Fareham, now known as "Welborne". There is also ongoing work involving neighbouring authorities and external bodies and this is detailed more under the Duty to Co-operate section.

Policy Implementation

- 3.47 Section 34 (2) of the Regulations requires that details must be given of any local plan policies not being implemented. Many of the policies that were contained in the WDLPR are no longer saved. In July 2009 the Council saved some policies from the WDLPR, to enable these to remain in place prior to the adoption of LPP1. Not all of the WDLPR policies were saved, as some were

considered to be no longer needed. Many of the policies saved in 2009 have now been superseded by up-to-date policies in LPP1. Despite this, some WDLPR policies are still required to address issues not adequately covered in LPP1. Therefore, there are still some saved WDLPR policies pending the adoption of LPP2. A list of the saved WDLPR policies still remaining following the adoption of LPP1 is provided in Appendix 2 of the AMR.

Housing Delivery

- 3.48 Section 34 (3) contains detailed requirements for the reporting of housing delivery. These requirements are covered in the Active Communities Chapter of Part 2 of this AMR.

Community Infrastructure Levy

- 3.49 Section 34 (5) of the Planning Regulations requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the Community Infrastructure Levy (CIL) regime. Winchester City Council adopted its CIL Charging Schedule on the 8th January 2014 and it was brought into effect on the 7th April 2014.
- 3.50 Regulation 62 of the CIL Regulations 2010 requires that the monitoring report includes:
- the total CIL receipts for the reported year;
 - the total CIL expenditure for the reported year;
 - summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL has been applied, the amount spent on each item, the amount applied to repay money borrowed and the amount and percentage applied to administrative expenses; and
 - the total amount of CIL receipts retained at the end of the reported year.
- 3.51 The Cabinet at its meeting on 19th March 2014 ([CAB 2569 refers](#)) approved the CIL Regulation 123 List together with the instalments policy and how CIL should be appropriated, as follows:
- Up to 5% of CIL receipts can be used to cover administrative costs.
 - 15% (or 25% where a neighbourhood plan is approved) of CIL from qualifying development to the relevant parish council in accordance with CIL regulations;
 - 15% of CIL from qualifying development to the Winchester Town Account for expenditure on infrastructure projects in the Winchester Town area which are consistent with the Council's Regulation 123 list;
 - 25% of the remaining, not gross, annual CIL receipts (after the administrative contribution and allocation to parish councils or the Winchester Town Forum) to Hampshire County Council for the delivery of infrastructure projects which are the responsibility of the County Council from the Regulation 123 list;

- All other CIL receipts to a programme to be developed alongside the City Council's capital or revenue expenditure programmes for the delivery of priority infrastructure projects by the City Council or other key providers.
- 3.52 A CIL Officer has been appointed and the Council has placed a CIL calculator and other information on its website to assist applicants in calculating their CIL liability.
- 3.53 During the monitoring year 2014/15, 84 Liability Notices were issued to the total value of £1,361,825.75. The Liability Notice sets out how much CIL is payable and details the payment procedure. Once development commences a Demand Notice is issued for payment, with the date(s) when payment is due in accordance with the Council's instalment policy. During 2014/15, 5 Demand Notices were issued with a total value of £15,025.78 (including surcharges).
- 3.54 The table below sets out the amounts collected, spent (or passed on for expenditure) and retained during the monitoring period 2014/15.

Table 4: CIL receipts and expenditure for 2014/15

Total received (including surcharges* of £504.08)	£13,077.86	
Total expenditure	£5,029.51	
Summary of expenditure:		
Paid to Parishes	£1,545.50	Littleton spent £1,185.25 on playground equipment, but in 15/16. £113.56 paid to Southwick and Widley and £246.60 to Northington
Paid to Winchester Town Forum (WTF)	£340.56	(Remaining unspent in WTF budget)
Paid to Hampshire CC	£2,514.76	
Administration	£628.69	(5% total receipts less surcharges)
Surcharges*	£504.08	(applied to administering collection of CIL)
Retained by WCC	£7,544.27	

* Surcharges are applied where an applicant fails to assume liability, or fails to advise the Council that development has commenced.

Solent Mitigation Recreation Partnership and Strategy

- 3.55 The joint working between the PUSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, in conjunction with Natural England and other key wildlife/conservation bodies, was transformed into the Solent Recreation Mitigation Partnership (SRMP) in December 2014. The PUSH Joint Committee at its meeting on 2 December 2014 endorsed both the Terms of Reference for the SRMP and the Interim Solent Recreation Mitigation Strategy prepared by the SRMP authorities and bodies. The role of the SRMP is to coordinate implementation of the mitigation

measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas arising from new housebuilding, which would be funded by developer contributions.

- 3.56 A standard contribution of £172 per new dwelling (as set out in the Solent Mitigation Strategy) has been agreed to facilitate development that would otherwise be required to undertake an Appropriate Assessment under the Habitat Regulations and provide its own mitigation. The contribution is due prior to the commencement of development.
- 3.57 Following advice from Natural England (dated 31 May 2013), WCC began seeking financial contributions from relevant developments where housing sites fall within the 5.6km zone (distance from the Solent coast) in August 2014. At its meeting on 4 December 2013 WCC's Cabinet had agreed to seek financial contributions in line with the Interim Planning Framework from a date to be decided by the Head of Strategic Planning.
- 3.58 Charging to support the Interim Mitigation Strategy therefore commenced at Winchester in August 2014. Up to 31 March 2015 only one payment of £172 had been received. Since 1 April 2015 a total of £5,160 has been received from a single planning application for 30 dwellings.
- 3.59 Payments are passed to PUSH to co-ordinate the implementation of the Strategy on behalf of the Partnership authorities. The Partnership has now produced its inaugural Annual Report which was endorsed by the PUSH Joint Committee on 28 September 2015. The report sets out that during 2014/15 planning permission was granted for 2,302 dwellings which were judged to require mitigation. None of the money transferred to the Partnership during 2014/15 was spend in that financial year, but is being budgeted for expenditure during 2015/16 as set out in the [Solent Recreation Mitigation Partnership / Strategy Inaugural Annual Report](#).

Duty to Cooperate

- 3.60 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended) places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 3.61 More detailed guidance has also been published in the National Planning Policy Guidance on what the Duty to Cooperate entails. Strategic issues relate to social, environmental and economic issues that can only be addressed effectively by working across boundaries. Examples include, housing needs, economic needs, travel to work areas, ecological networks and flood risk. Strategic planning for the infrastructure required for development is also a key area.
- 3.62 Details of actions taken in preparing the Local Plan Part 2 (LPP2) are set out in two Duty to Cooperate Statements which are published on the LPP2 pages of the Council's website. The [Duty to Cooperate Statement September 2014](#), sets out the cooperation that occurred up to the publication of the LPP2

Consultation Draft, which also covers the monitoring period 2013/2014, and covers part of the monitoring period 2014/15 up to September 2014. The [Duty to Cooperate Statement October 2015](#), sets out the cooperation that occurred from the point of the publication of the LPP2 Consultation Draft up to the start of the formal Publication period when the LPP2 Publication (Pre-Submission) Plan was published for representations and therefore covers the rest of the 2014/15 monitoring period.

- 3.63 Given the level of information set out in these two documents, this section does not repeat all the detail of those Statements, however a brief outline of specific action taken over the past year is described, as required by Section 34(6), as well as describing some of the ongoing liaison and co-operation that occurs. Table 5 at the end of this section provides a summary of the main specific actions undertaken during the monitoring year 2014/15 and to date while the paragraphs below set out some explanation of the various arrangements for cooperation.

Joint Working

Hampshire and Isle of Wight Planning Officers Group

- 3.64 The Chief Planning Officers of the Hampshire and Isle of Wight Planning Officers Group (HIPOG) and sub-groups including the Development Plans Group, the Planning Research and Liaison Group and the Development Control Practitioners Group all continue to meet approximately every other month. These meetings include officer representatives of all Hampshire and Isle of Wight Planning Authorities and Hampshire County Council. Experience and information is discussed and joint approaches agreed on strategic planning matters, also progress with the Local Plans, shared technical research and the evidence base. The interpretation of government advice and emerging policy is also discussed at these groups. Common approaches have been developed on a number of issues as a result of these meetings.

Partnership for Urban South Hampshire

- 3.65 Winchester City Council is part of the Partnership for Urban South Hampshire (PUSH) group of authorities which aims to coordinate planning strategy across the area of South Hampshire and the Isle of Wight. The PUSH sub-region covers a number of the southern parishes within the Winchester District, from Colden Common across Bishop's Waltham (omitting Soberton) to Denmead and Southwick, so includes the strategic development areas of North Whiteley and West of Waterlooville. Although PUSH has no statutory powers or functions, it works collaboratively with the Solent Local Enterprise Partnership and has a formally constituted Joint Committee. Winchester City Council is actively involved in all aspects of PUSH work, in particular during the last year the preparation of the PUSH Spatial Strategy update to 2036 based on an updated Strategic Housing Market Assessment. This will provide the basis for updated housing needs for future Local Plans.

Solent Recreation and Mitigation Partnership

- 3.66 The joint working on the Solent Recreation Mitigation Project between the PUSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, in conjunction with Natural England and

other key wildlife/conservation bodies, was transformed into the Solent Recreation Mitigation Partnership (SRMP) in December 2014. The role of the SRMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas arising from new housebuilding, which would be funded by developer contributions. WCC's Cabinet had already agreed to seek financial contributions from relevant developments within the 5.6km zone to support an Interim Planning Framework. This will assist mitigation in the interim before a long term comprehensive mitigation strategy can be put in place. Further work and meetings are continuing on this issue.

Gypsy and Traveller Accommodation

- 3.67 WCC has been working with planning authorities across Hampshire through HIPOG on the assessment of needs and identification of sites for gypsy and traveller accommodation. The Hampshire Traveller Accommodation Assessment was undertaken for a consortium of 11 Hampshire Authorities and was published in April 2013. Following on from this WCC, the South Downs National Park Authority and East Hampshire District Council jointly commissioned further work to assess the potential of specific sites to accommodate this need. Publication of the study results has been delayed for further work, in part due to the Government's revised 'Planning Policy for Traveller Sites' issued on 31 August 2015, which includes a change to the definition of gypsies and travellers for the purposes of planning policy.

Employment Land Review

- 3.68 A joint Employment Land Review was commissioned by Eastleigh Borough Council, with Southampton City Council, Test Valley Borough Council and Winchester City Council, during summer 2015. The purpose of the study is to determine the quality and suitability of existing employment sites within the area. The study findings are not expected until early 2016.

Planning of Strategic Sites

- 3.69 Strategic sites are a particular area where cross-boundary cooperation is important. Sites where liaison has occurred are the continuing development of West of Waterlooville and planned new developments at North Whiteley and Welborne (in Fareham Borough).

West of Waterlooville

- 3.70 The initial purpose of the West of Waterlooville Forum has been served and its terms of reference are now revised to oversee the transition from new community to established community. Administered by WCC, the Forum membership also includes representatives of Havant Borough Council, Hampshire County Council, Denmead Parish Council and Southwick and Widley Parish Council. The Forum receives progress reports on aspects of the development and can make recommendations to the parent authorities of Havant and Winchester. There is also a Joint West of Waterlooville Planning Committee formed by agreement of Havant Borough Council and Winchester City Council in March/April 2014.

North Whiteley

- 3.71 The North Whiteley Development Forum has been established as a WCC Committee, which discusses issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdridge Parish Council and Whiteley Town Council. Specific meetings have also been held with stakeholders to discuss particular aspects of the development prior to the outline planning application for the North Whiteley development (submitted in March 2015) being approved by the City Council's Planning Committee on 12 October 2015, subject to a Section 106 agreement.

Welborne

- 3.72 Welborne is a substantial new development planned in Fareham Borough but adjacent to, and with significant green infrastructure within, Winchester District. The Welborne Standing Conference meets on an ad hoc basis and provides a forum for Council Officers and Members from WCC and Fareham BC, Parish Councillors and community groups from Knowle and Wickham, and other stakeholders to discuss the development of the area.
- 3.73 While supporting most of the policies, the City Council disagreed with elements of the Welbourne Local Plan, primarily associated with the Knowle Gap, and made representations accordingly. Following the Welborne Plan Examination hearings held during November 2014 the Inspector's findings in his report (12 May 2015) confirmed that locating school playing fields in the triangle of land adjoining Knowle village did not meet the requirements of Winchester District LPP1 policies SH4 and CP18 to keep this land open and undeveloped, for reasons including the shortfall of Suitable Alternative Natural Greenspace (SANG) for which the Knowle Triangle has potential. The Welborne Plan was modified accordingly and adopted by Fareham BC on 8 June 2015. Policy WEL30 includes the commitment that Fareham BC will continue to work with Winchester CC to determine appropriate uses and management of the natural greenspace within Winchester District, and there is a corresponding commitment in policy SH4 of the Winchester Local Plan Part 1.

Other Neighbouring Authority Liaison

- 3.74 Fareham Borough Council made no comments on the LPP2 Consultation Draft and Havant Borough Council only made a brief comment on a detailed matter relating to the Waterlooville town centre.

Botley Bypass

- 3.75 The main cross boundary issue in relation to Eastleigh Borough relates to the Botley Bypass and the safeguarding of its potential route in the respective authorities' local plans. Eastleigh Borough had included the bypass proposal in its Local Plan 2011-2029, which was withdrawn in December 2014 following a preliminary report from the Inspector that the Plan was unsound. Eastleigh Borough Council has continued to press WCC to include the bypass in the Winchester LPP2, despite no firm commitment to a funding programme by the Highway Authority. Following the latest advice and cooperation with Hampshire County Council and Eastleigh Borough Council, a policy is now

included in the Winchester LPP2 Publication (Pre-Submission) Plan to safeguard the section of the potential route for the Botley Bypass within the Winchester District.

The South Downs National Park

- 3.76 The South Downs National Park (SDNP) covers 40% of the area of Winchester District. There has been considerable cross-boundary liaison due to several of the settlements in Winchester District, which have a specific housing requirement in LPP1, adjoining the SDNP. Liaison has continued to ensure that there is no conflict between the planning strategies of the two authorities and generally positive comments were received from the SDNP Authority in response to the consultation on the Draft LPP2.
- 3.77 The SDNP Authority is producing its own Local Plan, covering both strategic and local matters within the boundary of the SDNP, which has reached the consultation draft stage and on which WCC has held discussions with SDNPA officers and made formal comments.

Infrastructure Delivery Agencies and Other Bodies

Hampshire County Council

- 3.78 Guidance in the NPPG particularly emphasises the importance of cooperation on infrastructure planning and specific mention is required for the role of Hampshire County Council (HCC) in providing infrastructure for the Winchester District. Winchester City Council and Hampshire County Council (HCC) have a mutual duty to cooperate. HCC is the Highway Authority, Minerals and Waste Planning Authority, the Education Authority and the Lead Local Flood Authority for the District and is therefore responsible for various issues that affect the local plan – transport, minerals and waste, flooding, education and social services, some health services and community infrastructure.
- 3.79 HCC has been heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 in relation to transportation infrastructure issues. Meetings on these and on the Botley Bypass are listed in Table 5 below. HCC's Transport officers also assisted during 2015 with the commissioning and review of draft reports on the Transport Studies undertaken by Systra consultancy on the B2177 B3354 & A334 Corridor and the New Alresford Land Allocations to inform the LPP2 Publication (Pre-Submission) document.
- 3.80 In relation to education, WCC is working with HCC on the provision of new schools in the strategic sites at North Whiteley, West of Waterlooville and Barton Farm north of Winchester. Officers have also been liaising with HCC Children's Services concerning the provision of additional school places to address the needs arising from the site allocations in the LPP2. Meetings and exchanges of correspondence have occurred during the monitoring year including discussion on specific sites in Waltham Chase, Swanmore, Colden Common, and Bishops Waltham, in particular.

- 3.81 Liaison has also taken place with HCC in its role as Lead Local Flood Authority, in particular to follow up on concerns and comments received to the Consultation Draft LPP2 regarding the Wickham Drainage Infrastructure Policy WK1, resulting in the commission of the Wickham Flood Investigation Report. Work is also underway by HCC on the Itchen Catchment Plan, taking a catchment approach to the management of flood risk, following the flooding in 2013/14.
- 3.82 HCC is also the Minerals and Waste Planning Authority for Winchester District. The [Hampshire Minerals and Waste Plan](#) (HMWP) was adopted on 15th October 2013. Following the HMWP adoption, a Minerals Consultation Area (MCA) was identified, which covers areas with known mineral resources as well as specific minerals and waste sites. Within this area, the local authority must consult with HCC on proposals for non-mineral and waste uses. The MCA was published in December 2013 and WCC has shown this area on the Policies Map of the LPP2. The County Council has been working with the other authorities responsible for minerals and waste to undertake consultation on two Supplementary Planning Documents (SPDs) on Oil and Gas and on Minerals and Waste Safeguarding in Hampshire from 29 June to 7 August 2015. The latter provides further guidance to local planning authorities to ensure that Hampshire's District and Borough Councils consult the relevant minerals and waste planning authority effectively when non minerals or waste proposals impact the mineral resources and minerals and waste infrastructure safeguarded by the Plan.

Marine Management Organisation

- 3.83 The Marine Management Organisation (MMO) is preparing the South Inshore and Offshore Plan which runs from Folkestone to the River Dart. It has consulted with WCC as a small part of Winchester District is affected, i.e. part of the River Hamble which is tidal up as far as Botley and forms part of the boundary of Curdridge Parish. Although the MMO had no specific comments to make on the Consultation Draft of the LPP2 its response drew attention to the remit of the organisation.

Highways Agency

- 3.84 The Highways Agency (HA) was consulted on the draft LPP2 and commented that it would be concerned if any material increase in traffic were to occur on the Strategic Road Network as result of the development proposed in the LPP2.

Local Enterprise Partnerships

- 3.85 The NPPG requires local planning authorities to liaise with Local Enterprise Partnerships (LEPs). The Solent LEP covers the same part of the District as the PUSH area and the Enterprise M3 LEP covers the rest of the District.
- 3.86 The Solent LEP has resolved that PUSH should continue to take the lead on strategic planning, in particular developing and updating the Spatial Strategy for the area. WCC's involvement is therefore with PUSH in this respect, as indicated above. WCC is active in the work of the Solent LEP, in particular, supporting and providing the justification for a successful bid for funding through the Solent Growth Deal. This will help bring forward the extension to

Whiteley Way to join the existing community of Whiteley and the planned new development to the north of Whiteley to the existing highway network.

- 3.87 The M3 LEP has a Board consisting of five Action Groups on various topics. The Action Groups have been evolving and have amended their Terms of Reference during the period November 2014 to February 2015. WCC's involvement at both Officer and Member level continues.

Local Nature Partnership

- 3.88 The NPPG requires local planning authorities to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) is still a developing organisation and WCC is supporting the development process. Key achievements to date include working in partnership with the Hampshire and Isle of Wight Wildlife Trust to secure grazing of chalk grassland; working with the SDNP, Environment Agency, HCC and the Wildlife Trust in the management of key wetland habitats such as the River Itchen Navigation Chanel and the Meon Valley and undertaking surveys and recording ecological data through our partnership with the Hampshire Biodiversity Information Centre.
- 3.89 WCC continues to be a member of the HloWLNP. The HloWLNP was formally consulted but made no comments on the Consultation Draft LPP2.

Other public bodies

- 3.90 Other public bodies that are subject to the duty to cooperate were also consulted on the LPP2 Consultation Draft but did not make any comments. These include the Civil Aviation Authority, the Homes and Communities Agency, the National Health Service England (Wessex), South East Hampshire Clinical Commissioning Group, West Hampshire Clinical Commissioning Group and the Office of Rail Regulation.

Summary of Duty to Cooperate Actions

- 3.91 Winchester City Council has carried out a number of meetings with neighbouring planning authorities and other public bodies over the past year. In some instances specific cross-boundary issues have been identified as part of these meetings and in some cases there continues to be ongoing discussion on particular sites and matters.
- 3.92 The following table provides a summary of the main specific actions undertaken during the monitoring year 2014/15 and to date.

Table 6 Duty to Cooperate

Name	Date	Type	Form/Issues/Actions
Hampshire and Isle of Wight Planning Officers Group	April 2014 to Dec 2015	Regular meetings of the Chief Planners' Group, the Development Plans Group, the Planning Research and Liaison Group, and the Development Control Practitioners Group	Ongoing bi-monthly meetings with agendas set to discuss planning related topics of common interest, share experiences, including progress on local plans and related (often shared) research, the outcome of appeals and examinations and their implications; to debate and agree common actions where possible.
PUSH Joint Committee	June 2014 to Sept 2015	Meetings of Council Leaders supported by Chief Executives	PUSH Spatial Strategy Review Update reports to all meetings. Other issues as follows:
	24.06.14		Green Infrastructure Implementation Framework.
	23.09.14		Design Charter Implementation Update: agreed PUSH authorities to re-affirm their commitment to the PUSH Quality Places Charter.
	02.12.14		Solent Recreation and Mitigation Plan: endorsed the Terms of Reference for the Solent Recreation Mitigation Partnership and the Interim Solent Recreation Mitigation Strategy.
	27.01.15		Updates from the Delivery Panel Chairmen.
	24.03.15		Solent Energy Strategy adopted.
	09.06.15		Agreed Budget for 2015/16.
	28.09.15		Solent Recreation Mitigation Partnership Strategy Annual Report endorsed.
PUSH Planning Officers Group	April 2014 to Dec 2015	Regular meetings of Planning Policy Managers and Chief Planning Officers with officers from other organisations (e.g.	Ongoing monthly meetings and input by email to progress the PUSH Spatial Strategy for the period to 2036: considering technical issues around options and potential distribution of development in accordance

		Environment Agency, Solent Transport and Solent LEP)	with the supporting evidence base.
West of Waterlooville Forum	06.07.15	Meeting	Agreed revised Terms of Reference for the Forum
	01.10.15	Meeting	Received report and noted progress in bringing forward the West of Waterlooville Development. Noted the report of the West of Waterlooville Advisory Group and agreed the points raised be addressed by the Implementation Officer.
Joint West of Waterlooville Major Development Area Planning Committee	17.06.14	Joint Planning Committee meetings of WCC and HBC	Discusses and determines planning applications within the development area, whether they occur within Winchester District or Havant Borough.
	28.11.14		
	12.03.15		
	15.10.15		
North Whiteley Development Forum	03.07.14	Meeting	Reports and presentations on progress on preparation of the outline planning application including the phasing of development, green infrastructure and transport issues.
Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council (HCC)	28.05.14	Meeting	Discussion of transport issues relating to North Whiteley Strategic Allocation in WCC area.
Welborne Standing Conference	26.06.14 08.07.14 04.12.14 26.02.15 11.06.15	Meetings and workshops	Presentations and discussions on issues relating to the development of Welborne and progress on the Welborne Plan.
Fareham Borough Council	12.08.14	Meeting on input to Welborne Plan (Fareham LPP3) & WCC LPP2 matters	Statement of Common Ground produced on Welborne

Eastleigh Borough Council	14.05.15	Duty to co-operate meeting	Discussion of WCC and EBC Local Plans, timetables, issues (including Botley bypass) and evidence studies.
South Downs National Park	09.04.14	Briefing for WCC Members	Front-loading engagement for the SDNPA's emerging Local Plan.
	23.04.14	Input into CIL Schedule	WCC make representations on SDNP Preliminary Draft Charging Schedule
	01.07.15	Duty to Cooperate event	General information exchange regarding the emerging SDNP Local Plan.
	07.10.15	Liaison meeting	Discussion of the latest positions, progress and relationship between the authorities' emerging Plans.
	26.10.15	Consultation Comments	WCC make representations on SDNP Local Plan Preferred Options document.
Hampshire CC (Highways)	07.04.14 15.04.14	Duty to co-operate meeting regarding WCC Local Plan followed by informal advice and correspondence	Advice from HCC on transport requirements arising from emerging site allocations.
	19.06.15 27.08.15	Meetings	Transport matters including the Botley Bypass, evidence gaps and further studies.
	05.05.15	Meeting and subsequent further advice	Implications of the LPP2 site allocations for school capacity; the need for further expansion and developer's contributions.
Hampshire CC (Flood risk management)	April 2014 to June 2015	Liaison including meetings	Wickham Flood Investigation Report (June 2015) commissioned by HCC in conjunction with WCC, Southern Water and the Environment Agency.
Hampshire CC (Minerals & Waste Planning)	21.07.15	Minerals and Waste Safeguarding Event (presentations and workshop sessions)	Dissemination of information on minerals and waste safeguarding and discussion of key issues.

4.0 PART TWO – MONITORING POLICY PERFORMANCE

- 4.1 Part Two of the AMR monitors the performance of adopted policies which consist of the Local Plan Part 1 (LPP1) policies (adopted March 2013) and the saved policies (July 2009) from the Winchester District Local Plan Review (WDLPR) 2006. Other policies will be introduced through the Local Plan Part 2 (LPP2) which will include development management policies and other site allocations. Some of the saved policies of the WDLPR will remain in place until LPP2 is adopted (planned for 2016).
- 4.2 The LPP1 establishes the spatial strategy for the District and sets out strategic policies and site allocations relating to geographic areas, followed by core topic-based policies linked to the Community Strategy themes and desired outcomes. The structure of LPP1 is set out in the following table.

Table 7 Structure of LPP1

Development Strategy	DS1
Spatial Strategy Winchester Town South Hampshire Urban Areas Market Towns and Rural Areas	WT1 – WT3 SH1 – SH4 MTRA1 – MTRA5
Core Policies Active Communities Prosperous Economy High Quality Environment	CP1 – CP7 CP8 – CP10 CP11 – CP20
Implementation and Monitoring	CP21

- 4.3 Each subsequent chapter of the AMR starts with a table of the adopted policies relevant to that theme. The information that follows is provided in as much detail as possible having regard to the availability of data and the resources to collate it. The indicators used to monitor the adopted policies cover issues that are considered important to the delivery of planning policies, and meet reporting requirements under the 2012 Local Plan Regulations.
- 4.4 Information on completions and outstanding housing will include planning permissions granted under WDLPR policies as they form part of the housing completions for the monitoring year and continue to form part of housing delivery. Some of these policies have been replaced by LPP1, but others remain as saved policies, or have been deleted / may no longer apply (for example where they have planning permission).

5.0 THEME ONE: DEVELOPMENT STRATEGY

5.1 The first part of LPP1 sets out the development strategy for the District. This involves a split into three geographic areas for the purposes of some planning policies:

- Winchester Town (WT)
- Market Towns and Rural Area (MTRA)
- South Hampshire Urban Area (SH)

5.2 This section of the AMR considers the development strategy principles and the spatial split policies. The relevant policies for this section are set out in the following table (not all of the policies will be discussed in detail in this AMR, particularly where there is little development to report this stage).

Table 8 Relevant Policies for Theme One: Development Strategy

LPP1 Policies	
DS1	Development Strategy and Principles
WT1	Development Strategy for Winchester Town
WT2	Strategic Housing Allocation – North Winchester
WT3	Bushfield Camp Employment Site
SH1	Development Strategy for South Hampshire Urban Areas
SH2	Strategic Allocation – West of Waterlooville
SH3	Strategic Allocation – North of Whiteley
SH4	North Fareham SDA
MTRA1	Development Strategy for Market Towns and Rural Area
MTRA2	Market Towns and Larger Villages
MTRA3	Other Settlements in the Market Towns and Rural Area
MTRA4	Development in the Countryside
MTRA5	Major Commercial and Educational Establishments in the Countryside
CP21	Infrastructure
WDLPR Saved Policies	
H3	Settlement Policy Boundaries
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Transport – Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop’s Waltham – Ponds
S2	Bishop’s Waltham - Malt Lane
S4	Bishop’s Waltham – Abbey Field
S7	Curdridge – Hillsons Road

S10	Sutton Scotney – Old Station Yard
S12	Whiteley – Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

DS1 – Development Strategy and Principles

- 5.3 LPP1 Policy DS1 outlines the spatial strategy for the District, including meeting the development needs of the different spatial planning areas. DS1 states the Council's commitment to a positive approach to planning that reflects the presumption in favour of sustainable development.

Previously Developed Land/Countryside/Greenfield

- 5.4 LPP1 policy DS1 refers to making efficient use of land within settlements and prioritising the use of previously developed land (PDL) in sustainable locations. Information is provided on new housing development within settlements and in the countryside, and on the percentage built on PDL. Table 9 Housing Completions 2014-2015 by Settlement below shows the number of dwellings completed in the monitoring year by settlement.

Table 9 Housing Completions 2014-2015 by Settlement

Settlement	Net Completions
Beeches Hill	1
Bishops Waltham	31
Cheriton	6
Corhampton and Meonstoke	5
Denmead	2
Itchen Abbas	5
Kings Worthy	5
Micheldever	2
New Alresford	13
Otterbourne	4
Soberton Heath	1
South Wonston	1
Sutton Scotney	16
Swanmore	4
Twyford	2
West Meon	1
Wickham	1
Winchester Town	60
West of Waterlooville	93
Countryside	9
Total	262

- 5.5 Table 10 below shows the completion figures by LPP1 policy areas. Completions for the WDLPR H2 Local Reserve Sites have been assigned to the settlement to which they relate, as these areas are now part of these settlements. The total for Winchester Town is therefore given as 60 completions, made up of 56 within the current boundary together with the remaining 4 completed at the Local Reserve Site (Francis Gardens).
- 5.6 MTRA4 developments are within countryside. Development allowed under all the other policies shown is considered not to fall within countryside for policy purposes (including those settlements subject to MTRA3b which do not have defined policy boundaries).

Table 10 Housing Completions 2014-2015 by Policy

LPP1 Policy	Net Completions
MTRA2	56
MTRA3a	42
MTRA3b	2
MTRA4	9
SH2	93
WT1	60
Total	262

- 5.7 Further analysis and breakdown of developments by settlements is provided under the relevant policies below (i.e. WT1, MTRA2, MTRA3, MTRA4).

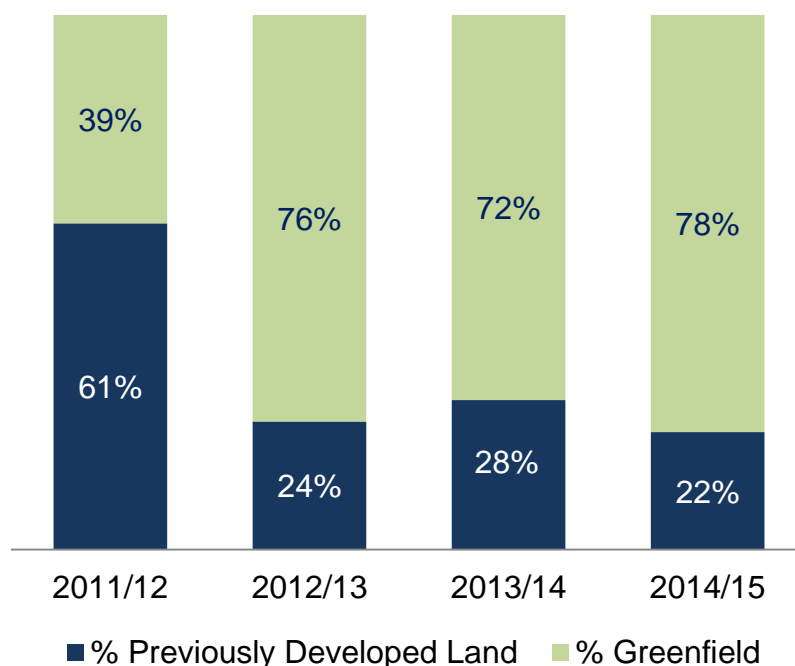
Development on Previously Developed Land (PDL) & Greenfield

- 5.8 Table 11 and Figure 1 show the percentage of housing completions on PDL. The calculation uses Net completion figures; this differs from previous Annual Monitoring Reports which reported on Gross completions. The information has been backdated to 2011, when the LPP1 was adopted and after the definition of PDL was amended (9 June 2010) to remove residential gardens. All garden sites which received permission after this date will have been categorised accordingly as greenfield. It should be noted, however, that some of the figures for PDL completions in the earlier years may be inflated, as they will include the completions of developments that were counted as PDL when permission was granted, before the definition changed in 2010 – such as those on garden land.. The figures will also vary from the information provided by the Council for the Housing Flows Reconciliation return which uses gross figures and excludes conversions.

Table 11 Net completions on Previously Developed Land and Greenfield

Year	Net completions on PDL	% PDL	Net completions on Greenfield	% Greenfield	Total
2011/12	192	61%	125	39%	317
2012/13	49	24%	155	76%	204
2013/14	130	28%	340	72%	470
2014/15	58	22%	204	78%	262

Figure 1 Percentage of new and converted dwellings on Previously Developed Land



5.9 The increase in greenfield development during the recent monitoring periods reflects not only the change in definition of previously development land, as outlined above, but also the continued development of 2006 Local Plan allocations, many of them greenfield, as shown in Table 12 below.

Table 12 Number of Greenfield completions on WDLPR site allocations

LPP1 Policy	Completions 12/13	Completions 13/14	Completions 14/15
H2 Francis Gardens, Winchester	9	77	4
H2 Little Frenchies Field, Denmead	48	32	-
H2 Spring Gardens, New Alresford	0	26	7
H2 Pitt Manor, Winchester	0	0	0
MDA 1 West of Waterlooville	14	107	93
Total	71	242	104

5.10 It is anticipated that the percentage of PDL development will continue to fall in the next few years as all three strategic allocations in LPP1 (WT1, SH2, SH3) are projected to be providing completions within the next five years, the remaining 2006 WDLPR Local Reserve Site will continue to come forward, and allocations from the Local Plan Part 2 will start to be developed.

Winchester Town Area (WT1, WT2, WT3)

- 5.11 WT1 sets out the strategy for development within Winchester Town over the Plan period. Approximately 4,000 houses are planned of which 2,000 will be provided through a strategic allocation north of Winchester (WT2). The rest will come forward within the town boundary throughout the Plan period, as now set out in the Publication LPP2.
- 5.12 There are several saved policies from WDLPR 2006 Review that pertain to Winchester Town. The detailed policies have not been altered as part of LPP1. Replacement policies have been proposed as part of the Publication LPP2, as necessary.

WT2 – Strategic Housing Allocation – North Winchester

- 5.13 Provision is made for the development of approximately 2,000 houses north of Winchester at Barton Farm. A local centre, school, formal and informal recreation and associated community facilities and infrastructure is also planned for.
- 5.14 This site was previously included in the WDLPR as the Winchester City (North) reserve site (Policy MDA2), but was included in LPP1 as a strategic allocation. Planning permission has been granted for the Barton Farm proposal and development has now started. The expected phasing of development is shown in Appendix 4.

WT3 – Bushfield Camp Employment Site

- 5.15 This allocation is for 43 hectares in total, providing for up to 20 hectares of development, in addition to a significant amount of recreational use and other green infrastructure. This site was previously included in the WDLPR as the Bushfield Camp Policy W3, solely for recreational purposes. The future of this site has been discussed for many years, but no planning applications have yet been made. Policy WT3 requires any development to be for particular needs which could not be met within the existing built-up area.

South Hampshire Urban Areas (SH1 – SH4)

SH1 – Development Strategy for South Hampshire Urban Areas

- 5.16 This policy sets out the planning approach for the South Hampshire Urban Area (SHUA). It includes provision for a new community at West of Waterlooville (WOW) of about 3,000 homes (including about 600 within Havant Borough) and a new community North of Whiteley of about 3,500 homes. It sets out the approach to the land in Winchester District adjoining the Fareham Strategic Development Area (SDA) and identifies areas for commercial floorspace at Whiteley, Segensworth and WOW. A significant part of the SHUA is within the PUSH area of Hampshire. Development within this area will therefore contribute to the PUSH Strategy (2012) requirements for housing and employment floorspace.

SH2 – Strategic Housing Allocation – West of Waterlooville

- 5.17 A site is allocated for the development of about 3,000 dwellings together with supporting uses including about 23 hectares of employment land. About 600 of these dwellings will be in Havant Borough. This site was previously

included in the WDLPR as West of Waterlooville (policy MDA1). At that time the allocation specified 'at least' 2,000 dwellings and 30 hectares of employment land was proposed.

- 5.18 Development has commenced on this site. There are two principal landowners for the site and a number of developers are now on-site, which is being developed in phases. Detailed planning applications continue to be submitted for parts of the site. The expected phasing of development is shown in Appendix 4. SH2 requires 40% of the total site to be developed for affordable housing. Completion percentages for affordable housing cannot be calculated as yet as only parts of the overall development have been completed. 93 units were completed on the site during this monitoring year. The table below shows the completions that have occurred on that part of the site within the WCC area to date. There have been additional completions within Havant Borough.

Table 13 West of Waterlooville (SH2) Completions

Site	Net Completions by year in Winchester District							
	08/09	09/10	10/11	11/12	12/13	13/14	14/15	Total
11/03014/REM Old Park Farm London Road Waterlooville	0	22	71	28	14	57*	54 [†]	246
10/02862/OUT Grainger Development Site Newlands Lane Waterlooville	0	0	0	0	0	50**	39 ^{††}	89
Total	0	22	71	28	14	107	93	335

* 15 affordable housing units ** 28 affordable housing units.

[†] 19 affordable housing units ^{††} 14 affordable housing units

SH3 – Strategic Housing Allocation – North Whiteley

- 5.19 A site is allocated for about 3,500 dwellings together with supporting uses. A large amount of green infrastructure is also expected as part of this development. This site has been subject to long discussions with developers and other stakeholders including infrastructure providers (see Duty to Co-operate Section for further details) and consent has recently been granted for the development of 3,500 dwellings, including full consent for infrastructure works. The Solent Local Enterprise Partnership (LEP) has committed funding towards infrastructure provision to accelerate the development of this key strategic site and the development consortium controlling the site anticipates a very rapid programme of delivery.

SH4 – North Fareham SDA

- 5.20 A Strategic Development Area (SDA) is located within Fareham Borough. Policy SH4 of LPP1 refers to an area north of the SDA within the Winchester District. SH4 states that this area should form part of an open area between

the new development and the existing settlements within Winchester of Knowle and Wickham. The Council is aiming to achieve green infrastructure in and around this area to form a gap between the new and existing developments.

- 5.21 Fareham Borough Council adopted the Local Plan Part 3: The Welborne Plan on 8 June 2015. The area within Winchester District is identified as potential Suitable Alternative Natural Green Space and settlement gap, in accordance with LPP1 policy SH4.

Spatial Strategy – Market Towns and Rural Area

MTRA1 – Development Strategy Market Towns and Rural Area

- 5.22 This policy sets out the planning approach in the area known as the Market Towns and Rural Area, which comprises all of the Winchester District outside of the Winchester Town and South Hampshire Urban Areas. This also includes that part of the South Downs National Park that lies within Winchester District.
- 5.23 MTRA1 sets out the strategy of identifying and providing for the development needs of the settlements, whilst maintaining their character, within this area and outlines general principles.

MTRA2 – Market Towns and Larger Villages

- 5.24 MTRA 2 sets out the strategy for planning in the larger settlements within the MTRA area over the plan period. Specifically it provides for about 500 new homes in Bishop Waltham and New Alresford and about 250 homes in each of – Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham.
- 5.25 Discussions have been held with the Parish Councils in the above settlements to identify sufficient sites to accommodate the requirements. This occurred throughout most of the last two monitoring years; further details of this are provided in the section on Policy Progress in this AMR. Sites have now been proposed in the Publication LPP2 for the levels of development identified in LPP1 and the Denmead Neighbourhood Plan has been adopted, making development allocations within its area.
- 5.26 There were a total of 56 dwellings completed in the MTRA2 settlements this monitoring year. A breakdown of completions by settlement is shown in Table 9 above.

MTRA3 – Other Settlements in the Market Towns and Rural Area

- 5.27 MTRA 3 sets out the strategy for planning in the remaining settlements within the MTRA area. There are effectively two parts to this policy: settlements with defined policy boundaries within which development opportunities will be supported, and listed smaller settlements that do not have policy boundaries. Within these smaller settlements only limited infilling will generally be permitted, subject to certain criteria. Many of the settlements covered by MTRA3 are within the South Downs National Park and will therefore be covered by the South Downs National Park Local Plan in due course.

- 5.28 There were a total of 44 dwellings completed within MTRA3 settlements in the monitoring year (42 in the settlements with defined boundaries and 2 in the 'infilling' settlements).

MTRA4 – Development in the Countryside

- 5.29 MTRA 4 sets out the strategy for development outside the built-up areas of Winchester, Whiteley and Waterlooville and the MTRA2 and MTRA3 settlements. This area is defined as countryside for the purposes of the Local Plan and development is strictly limited. Only development appropriate for the rural environment and economy is generally acceptable, including essential housing for rural workers and exception site housing for local needs.
- 5.30 In the last monitoring year there were 9 net completions in the MTRA4 area (excludes development at WOW). Table 14 sets out the type of permissions granted which were allowed under policy MTRA4 (LPP1) or were permitted under the previous policy H4 (WDLPR). A number of losses have occurred where replacement dwellings have been demolished but rebuilds not completed in this monitoring year. There were 3 permanent losses through a change of use from dwelling houses to other uses such as B1 offices.

Table 14 Completions within policy MTRA4 area

Type of permission	Gains	Losses	Net Gain
Agricultural Workers Dwelling	6	0	6
Change of Use	4	3	1
Extension - ancillary to existing dwelling	1	0	1
Replacement	7	10	-3
Considered to meet infilling criteria of policy H4 (WDLPR)	4	0	4
Total	22	13	9

MTRA5 – Major Commercial and Educational Establishments in the Countryside

- 5.31 There are a number of large commercial and educational/training establishments within the District that occupy rural locations. MTRA 5 provides general support for the retention and development of these sites. The production of masterplans is encouraged due to the sensitive rural location of the sites and the impacts that development may have. Discussions have been held with the operators of some of these sites regarding future needs, but the number of applications is small so these have not been specifically reported for this monitoring year.

6.0 THEME TWO: ACTIVE COMMUNITIES

- 6.1 The Core Policies section of LPP1 is divided into three sections – Active Communities, Prosperous Economy and High Quality Environment. This section of the AMR monitors performance and progress on the policies contained within the Active Communities section of LPP1. This Chapter contains most of the information relating to housing delivery and monitoring, including the housing trajectory and 5 year land supply. Also covered are elements of housing need including affordable housing and gypsy and traveller provision. Opportunities for recreation and the provision of appropriate facilities and services also fall under Active Communities.
- 6.2 It should be noted that there are some crossovers between some of the policies and themes and the AMR should be considered as a whole in this respect. For example, the Development Strategy Section of the AMR includes information regarding strategic sites, development on greenfield sites, and housing mix. Housing density is covered in the High Quality Environment Section under CP14.
- 6.3 As described in previous sections of this AMR, potential policies for monitoring consist of LPP1 and policies of the WDLPR that remain saved. The relevant policies for this part of the AMR are shown in the following table.

Table 15 Relevant Policies for Theme Two: Active Communities

LPP1 Policies	
CP1	Housing Provision
CP2	Housing Provision and Mix
CP3	Affordable Housing Provision on Market Led Sites
CP4	Affordable Housing Provision on Exception Sites to Meet Local Needs
CP5	Sites for Gypsies, Travellers and Travelling Showpeople
CP6	Local Services and Facilities
CP7	Open Space, Sport and Recreation
WDLPR Saved Policies	
CE23	Extension and Replacement of Dwellings
H10	Mobile Homes (loss)
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation

Housing Supply and Delivery

- 6.4 This section discusses the housing trajectory (shown at Appendix 6 of the AMR) and information on the calculation of 5 year land supply. The numbers of net completions (including affordable housing) during this monitoring year and since the Local Plan period began are also given, as required under Regulation 34 of the 2012 Local Plan Regulations. This section also provides further information on the delivery of large sites and SHLAA sites as part of the land supply calculation. Statistical information relating to these calculations is also found in the Appendices - Appendix 3 Five Year Land Supply Summary, Appendix 4 Large Sites Phasing, Appendix 5 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory and Appendix 6 Housing Trajectory.

5 Year Land Supply

- 6.5 The five year land supply assessment sets out the housing supply for the District for the period April 2015 – March 2020 and also looks ahead to the period 2016 – 2021. A summary of the five year land supply calculation is set out in Appendix 3 Five Year Land Supply Summary.
- 6.6 A requirement of the NPPF is to identify and update annually a supply of specific deliverable sites (windfall sites may be included if there is compelling evidence) sufficient to provide five years' worth of housing against housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Authorities with a 'record of persistent under delivery of housing' should increase the buffer to 20%.
- 6.7 The basis on which a 5-year housing requirement has been calculated is set out in the following section.

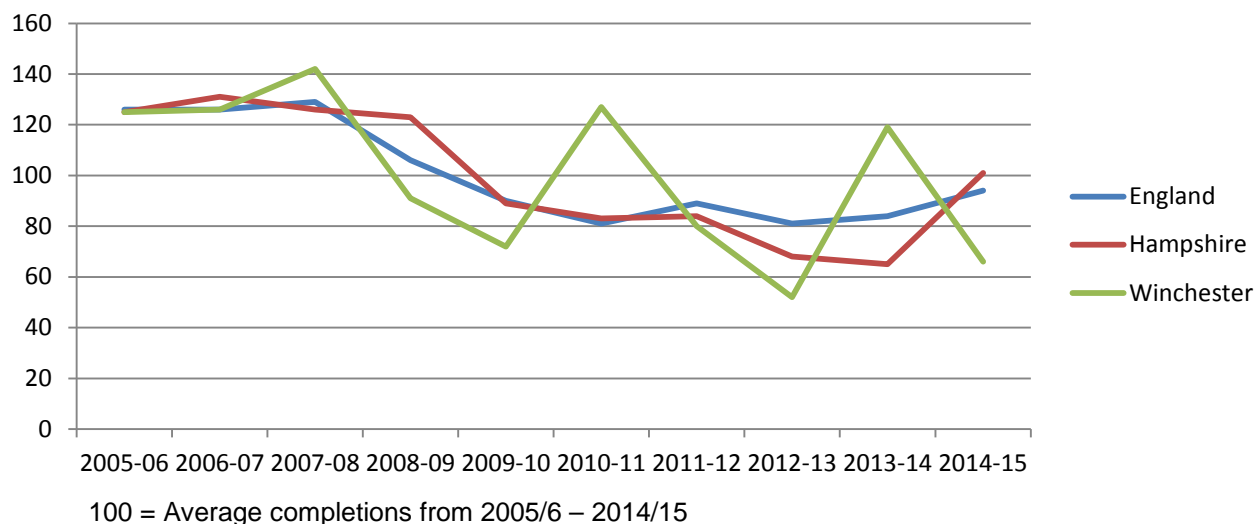
CP1 - Policy Requirements for Housing Provision (and DS1)

- 6.8 Policies DS1 and CP1 of the Winchester District Local Plan Part 1 (LPP1) set out a housing requirement for the District of 12,500 dwellings for the period 2011-2031. Although the Local Plan is divided into three separate spatial areas (Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area), the five year land supply is calculated using the District-wide requirement. This approach was endorsed by the LPP1 Inspector's Report and is set out in paragraph 10.14 of LPP1.

Housing Provision in Winchester District

- 6.9 There have been significant fluctuations in housing provision over the last 10 years or so. The overall trend has been a decline in completions since 2005 (see Figure 2 below) and, although Winchester District annual completion figures are quite 'spikey', they closely reflect the national (England) and Hampshire trend. The Winchester Strategic Housing Market Assessment Update 2012 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole".

Figure 2 Dwelling Completions Change 2005-2015: England, Hampshire and Winchester



- 6.10 Figure 2 shows that house building rates have dropped significantly during the recession, in Winchester, Hampshire and England, and that the situation has only very recently started to improve. Figure 2 plots changes in the average number of completions over the period so that comparisons can be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 2 represents the average number of homes completed over the 2005-2015 period, with the table illustrating the variations each year. These show that the pattern for Winchester is similar overall to Hampshire and England, in that completions were well above the average (100) prior to the recession, but have remained relatively low for most years since 2008. The peaks and troughs in numbers are more pronounced the smaller the numbers involved, making the Winchester data appear more 'spikey'. Whilst there are some notably low levels of annual completions for Winchester, there are also some recession years when completions significantly exceeded the average.
- 6.11 The updated Housing Trajectory at Appendix 16 illustrates that completions are expected to improve significantly in future years, based on detailed analysis of sites under construction and in the pipeline. Major development at West of Waterlooville is well underway, although many completions in 2012-13 were within that part of the area in Havant Borough. As a result, there was a low level of completions in Winchester District for that year, but in other years the bulk of completions have been in Winchester District. There is a good supply of sites at West of Waterlooville with full planning consent and in the control of a number of national housebuilders, who are reporting strong buyer interest and bringing forward further phases of development. A development of private rented housing also been permitted (over 100 dwellings), in addition to the planned housing, with completions expected to start in 2016/17.
- 6.12 Planning permission has been granted for major development at North Winchester (Barton Farm) and development has recently commenced in the northern part of the site and will also take place consecutively in the southern part the area, starting in 2016/17. Consent has been granted for the

development of 3500 dwellings at North Whiteley, including full consent for infrastructure works. The Solent Local Enterprise Partnership (LEP) has committed £14m towards infrastructure provision to accelerate the development of this key strategic site. The development consortium controlling the site consists of three national housebuilders and a further developer and has a very rapid programme of delivery which anticipates 1710 dwellings by 2020 (the projection in the Housing Trajectory at Appendix 6 makes a more cautious assumption of 950 dwellings by 2020).

- 6.13 Three of the 2006 Local Plan's 'Local Reserve Sites' have been delivered, in order to help maintain land supply, and the fourth (Pitt Manor, Winchester) is under construction. The emerging Local Plan Part 2 is now at an advanced stage and consents have been granted on some of its allocated sites (e.g. 70 dwellings at Swanmore College), with several others subject to planning applications or pre-application consultations (e.g. Lovedon Lane, Kings Worthy; Forest Road, Waltham Chase; Albany Farm, Bishops Waltham). There are also a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years, including several within the Council's own New Homes programme.

The Housing Requirement

- 6.14 The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years worth of specific deliverable housing. Therefore the situation expected at a base date of April 2016 is considered, as well as at this AMR's base date of April 2015.
- 6.15 In order to be included in the five year supply, sites must be considered available now, offer a suitable location for development, and be achievable and viable (NPPF paragraph 47).
- 6.16 The NPPF includes the requirement for a buffer of 5% or 20% in addition to the five year supply. All authorities are required to provide the 5% buffer, but authorities with a 'record of persistent under delivery of housing' are required to provide a 20% buffer. The Council assessed its performance for housing delivery as part of the examination of LPP1 in 2012. The Council's [Background Paper 1 Supplement A – Housing Delivery Record 2001-2011](#) concluded that the Council did not have a persistent record of under delivery. The Local Plan Inspector did not suggest the Council had a record of under-delivery and also recommended the inclusion of the housing trajectory (LPP1, Appendix F) which clearly anticipates development at a relatively low level in the early years of the Plan period (compared to the annual average requirement).
- 6.17 A legal challenge was made to the adoption of the LPP1, which was rejected in March 2014. Part of the challenge and subsequent High Court Judgement dealt with the issue of whether the NPPF had been correctly interpreted, including an alleged 'shortfall' against the requirements of the South East Plan. The Judgement ([Zurich Assurance Limited v Winchester City Council and South Downs National Park Authority \[2014\] EWHC 758 \(Admin\)](#)) made clear that *"the requirement in the South East Plan was for provision of 12,240 new homes in WCC's area by 2026, and the annual rate of 612 new homes was simply stated as the "annual average." It was not itself a required target*

for WCC year by year.’ Accordingly, the Court concluded that it was inaccurate and inappropriate to describe a failure to meet an annual average requirement in the early years of the South East Plan as a ‘shortfall’ against the plan requirement. Equally, the Local Plan Part 1 requirement is for the provision of 12,500 dwellings in Winchester District over the period 2011-2031, rather than a requirement to provide an annual average of 625 dwellings in each year.

- 6.18 This approach was also adopted in a recent planning appeal in the District which dealt comprehensively with housing land availability in relation to the Local Plan Part 1 requirement. The Inspector determining this appeal (land at Parklands, Thompsons Lane, Denmead, APP/L1765/A/13/2209444) took account of the above Judgement and did not consider that the housing requirement should be based on an annual average figure: *‘I consider that the Council is entitled to have regard to its housing trajectory in assessing its 5 year housing land supply. It is an updated trajectory provided at the Local Plan Inspector’s request and based upon those that were before him at the Local Plan inquiry. Its provision is entirely in accordance with his reference to a delivery rate of 625 dwellings per year on average and to the explanatory text of JCS Policy CP1 which refers to housing delivery not being even over the plan period.’* Accordingly, the Council considers that it is the performance against the housing trajectory expected by Local Plan Part 1 (Appendix F) that should be used to determine whether there is a ‘record of persistent under delivery of housing’ and which should determine whether a 5% or 20% ‘buffer’ should be applied. Table 16 illustrates this performance:

Table 16 Housing Trajectory and Completions 2011-2015

Year	LPP1 Trajectory	Net Completions
2011/12	317	317
2012/13	222	204
2013/14	378	470
2014/15	582	262
Total	1499	1253

- 6.19 It can be seen that cumulative completions since 2011 exceeded the expectations of the Local Plan Part 1 housing trajectory up to 2014, but fell back following a low level of completions in 2014/15. Overall, completions from 2011 to 2015 are 84% of what was expected in the LPP1 trajectory. The LPP1 trajectory was based on a ‘strong housing market’ scenario (see paragraph 56 of LPP1 Inspector’s Report 2013), but Figure 2 above illustrates that the market, both locally and nationally, has not yet recovered to a ‘strong’ position. The modest shortfall between the LPP1 trajectory and actual completions is, therefore, a result of the national economic climate and weak housing market, rather than arising from any lack of available sites in Winchester District. This is illustrated by the various measures which have been introduced at the national level by the Government to stimulate house-building and remove obstacles to development. The sections below on housing supply show the considerable and varied sources of housing that are available and the updated trajectory at Appendix 6 shows how completions

are expected to recover. Over the Plan period as a whole the trajectory at Appendix 6 expects the LPP1 target of 12,500 dwellings to be exceeded by over 10%.

- 6.20 On the basis of this, and taking account of the conclusions reached about the relevance of the LPP1 trajectory by the High Court and the Parklands appeal Inspector, the Council concludes that it does not have a record of ‘persistent’ under delivery of housing. Cumulative completions have dropped below the LPP1 trajectory in the last year as a result of weak completions in 2014/15, but this results from a fluctuation of completions rather than ‘persistent under delivery’. Therefore, a 5% buffer should be applied.
- 6.21 In order to determine the 5-year requirement, account needs to be taken of provision since the start of the Plan period in April 2011. Completions since April 2011 are shown in Table 16 above. To calculate the housing requirement from April 2016 a projected figure for 2015/16 is used, based on the expected development rates shown in the trajectory at Appendix 6.

Table 17 Housing Requirements (excluding ‘buffer’)

Monitoring Period	LPP1 Requirement 2011-2031	Completions	Remaining LPP1 Requirement	5 Year Requirement
2011 - 2015	12,500	1,253	11,247	3,515
2011 - 2016	12,500	1,699	10,801	3,600

- 6.22 The sections below consider the prospects for achieving the required level of provision

Housing Supply

Commitments and Planning Permissions

- 6.23 These are sites which, at April 2015, have planning permission or are allocated in a statutory development plan. These sites have, therefore, been through the planning process and/or are allocated in the Local Plan and have a strong certainty of being developed. The phasing of large sites (10 or more dwellings) is individually assessed by HCC on an annual basis.
- 6.24 The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers’ plans and discussions with the local planning authority. Appendix 4 sets out the expected phasing for all large site commitments in the District.
- 6.25 The estimated supply within the relevant 5-year periods from sites which are committed / permitted is shown in Table 18 (Large Sites) and Table 19 (Small Sites), including LPP1 strategic allocations:

Table 18 Large Sites (10 or more dwellings)

Monitoring Period	District Total
2015 -2020	3421
2016- 2021	3994

- 6.26 Analysis of the number of dwellings lost as a result of lapsed permissions on small sites (under 10 dwellings) was undertaken to provide evidence for the Local Plan Part 1. This shows that these typically involved under 2% of dwellings until the effects of the recession from 2008, when they increased to an average of about 7% a year. This is consistent with information from a survey of small sites applicants in 2007, and earlier work on the take-up of small site permissions undertaken for the Local Plan Review, which led to a non-implementation discount of 3% being applied to small sites figures in previous versions of the Strategic Housing Land Availability Assessment (SHLAA) and AMR. Over the 10 year period assessed for LPP1 the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District and the expected recovery in the housing market. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.
- 6.27 The total number of dwellings outstanding on small sites at 1 April 2015 was 396. A 3% non-implementation discount reduces this number to 384. For the period 2016 -2021, 4/5 of this figure is used. Table 19 sets out the supply of small sites with planning permission during the two monitoring periods.

Table 19 Small Sites (less than 10 dwellings)

Monitoring Period	District Total
2015-2020	384
2016-2021	307

Sites Identified in the SHLAA

- 6.28 The SHLAA has been updated on a regular basis since it was first produced in 2009. The latest update was published in September 2015 and has a base date of April 2015 (details of the sites included are listed in Appendix 5). It should be noted that the current version of the SHLAA does not include any sites within the South Downs National Park as the SDNP Authority now produces its own SHLAA to assess sites within its boundary. Therefore the figures in the Table 20 and Table 21 below relate only to the Winchester City Council SHLAA and do not include provision from SDNP SHLAA sites, meaning that they slightly under-estimate the contribution of all SHLAA sites at the District level.
- 6.29 As the Winchester City Council SHLAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (dealt with above), as these have been removed from the SHLAA.

- 6.30 The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.
- 6.31 Table 20 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Table 18 and Table 19).

Table 20 SHLAA Sites (5 or more dwellings)

Period	Number of Dwellings
2015-2020	123
2016-2021	175

- 6.32 To calculate the SHLAA supply for the above 5-year periods, the following assumptions about annual completions in the period 2015 -2021 have been made:

Table 21 Estimated Annual SHLAA Completions

Monitoring period	Percentage of 5 year SHLAA total	Number of dwellings
2015/16	0%	0
2016/17	0%	0
2017/18	20%	25
2018/19	30%	37
2019/20	50%	61
Total for 2015/20 5-year period	100%	123
2020/21	20%	52
Total for 2020/25 5-year period	100%	262

- 6.33 For the first SHLAA period (2015/20) the SHLAA supply is assumed to come forward mainly towards the latter part of the period (as the sites do not yet have planning consent), whereas for the second SHLAA period (2020/25) it is averaged at 20% (52 dwellings) per annum. Only the first year of the second SHLAA period is relevant and included in Table 21 above.

Windfall/small site allowance and Local Plan Part 2 Allocations

- 6.34 Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF now allows for the local planning authority to make an allowance for windfall sites in the five year supply if *'they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'* (NPPF paragraph 48).
- 6.35 Detailed work undertaken for the Local Plan Part 1 ([Background Paper – 1, Housing Provision, Distribution and Delivery. June 2012](#)) demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF), windfalls contributed an annual average of 171 completions for the period 2006-2011. Further analysis of windfall development has been undertaken for the preparation of Local Plan Part 2. Reports on windfall trends and potential have been produced for Winchester and all the larger rural villages. These can be found as part of the [evidence base](#) for each of the settlements concerned. These reports demonstrate that a specific windfall allowance is justifiable during the Plan period for both Winchester Town and Kings Worthy, but that it is not expected to be a sufficiently reliable source of supply in all other settlements. In order to avoid any double counting with sites already permitted, the studies made no allowance for windfall development before 2017/18 but thereafter an annual average of 70 dwellings is allowed for (based on 65 per annum in Winchester and 5 per annum in Kings Worthy).
- 6.36 Adoption of LPP1 has provided housing requirements for settlements subject to policy MTRA 2 and for Winchester Town. The draft LPP2 was published for consultation in late 2014, including the housing allocations considered necessary. The 'Publication' (Pre-Submission) version of the Local Plan Part 2 was published in November 2015 and confirms the allocations of land proposed to meet the requirements in LPP1.
- 6.37 There is considerable pressure to bring forward many of the proposed site allocations in the emerging Local Plan at the earliest opportunity. As of the base date of this AMR, one site at Swanmore College had already been granted permission (included in the large site commitments at Table 18 above) with other sites having been permitted since April 2015 and further planning applications submitted. Given this situation, and bearing in mind that LPP2 is scheduled to be adopted in late 2016, it is realistic to expect that substantial completions will take place on LPP2 sites during the 5-year periods under consideration.
- 6.38 Table 22 sets out an expected annual allowance for windfall sites and the expected contributions of LPP2 allocations for the years included in the relevant five year periods. This does not include any windfall allowance prior to 2017/18, consistent with the windfall trends and potential assessments. Appendix 7 is a schedule indicating the expected delivery of LPP2 site allocations. It is expected that about 967 dwellings will be provided on windfall and LPP2 sites in the 2015-2020 5-year period, and 1351 dwellings in the 2016-2021 period.

Table 22 Windfall Allowance and LPP2 Allocations

Period:	Windfall completions expected	Local Plan Part 2 completions expected	Total
2015/16	0	0	0
2016/17	0	30	30
2017/18	70	170	240
2018/19	70	252	322
2019/20	70	305	375
2020/21	70	314	384
Total	280	1071	1351

- 6.39 Taking account of the various components of housing supply described above, Table 23 sets out the total housing land supply for the 5-year periods from April 2015 and April 2016 respectively.

Table 23 Total 5 Year land Supply

Sources of supply	2015 -2020 Monitoring period	2016 -2021 Monitoring period
Commitments (large)	3421	3994
Commitments (small)	384	307
SHLAA Sites	123	175
Windfall/LPP2 sites	967	1351
TOTAL	4895	5827

Conclusion - Total 5-Year Land Availability

- 6.40 Comparison of the 5-year requirement with the available supply produces the following results:

Table 24 5 Year Land Availability

	2015 - 2020 District Total	2016 - 2021 District Total
Requirement with no buffer	3,515	3,600
Supply	4,895	5,827
Surplus (years supply)	7.0 Years	8.1 Years

- 6.41 The table above shows that there is ample land availability, for both the 2015 - 20 and 2016 – 2021 monitoring periods. Adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply and a 20% buffer (whilst not justified) would equate to 6 years. It should be noted that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to increase, peaking in the 5 years from 2018-2023.

Risk Assessment

- 6.42 The assessment of the **housing requirement** uses the 'Liverpool' method of calculation, whereby completions to the base date (1,253 from 2011-2015) are subtracted from the overall housing requirement (12,500) and the resulting figure is used to calculate a requirement equating to 5 years worth of housing (see Appendix 3 Five Year Land Supply Summary). This avoids the need to apply an annual average housing requirement, which was rejected in the Zurich High Court case and the Parklands appeal, and would not be consistent with the LPP1 housing requirement (as the LPP1 trajectory envisages a lower level of completions in the early years of the Plan period). The lower levels of provision planned in the early years of the Plan period are addressed by inflating the remaining requirement.
- 6.43 An alternative which is promoted by some is the 'Sedgefield' method, whereby any 'shortfall' in the early years of the Plan period is included in the 5 year requirement. The promoters of this method argue that this meets the NPPF aim of significantly boosting housing supply, but the LPP1 Inspector has confirmed that the Local Plan, with its trajectory, already plans for this. The Sedgefield method relies on applying an annual housing requirement, in order to measure whether there is a 'shortfall', but applying an annual requirement conflicts with the Zurich High Court case, the Parklands appeal, and the LPP1 housing trajectory. The Council does not, therefore, consider that applying this methodology would reflect the housing requirement for Winchester District. However, it has carried out a calculation, for illustrative purposes only, using this methodology, which results in a requirement of 4,372 dwellings for the period 2015-2020 (4,591 including a 5% buffer), compared to an available supply of 4913 for the same period. Therefore, even if the 'Sedgefield' method of calculating the 5 year requirement is used (inappropriately in the Council's view) an adequate supply of land is shown to be available.
- 6.44 The information used to determine the **housing supply** reflects Government advice, that only deliverable sites should be included. All of the sites (with the exception of the windfall allowance) are specific identifiable sites which either have planning permission, are allocated in an adopted or emerging development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted).
- 6.45 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, in reviewing the SHLAA, many sites have been removed or allocated to later periods if there is doubt about their contribution within the next 5 years, even though many could be developed in the short term and it is expected that some will be. Also, the sources of supply above do not include any allowance for future allocations or windfall sites within the South Downs National Park area. The South Downs Local Plan (Preferred Option 2015) proposes 78 dwellings in settlements within Winchester District, as well as allowing for windfalls – these will be in addition to the sources of supply considered above. Similarly, the assessments of windfall potential (Table 22 above) do not

include any allowance for the development of residential gardens, to reflect NPPF advice (paragraph 48), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

- 6.46 The main source of uncertainty has previously related to the economic climate. Housing development was suppressed during the recession, although there remained considerable need/demand for housing. Winchester has one of the strongest housing markets in Hampshire and housing transactions were not affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. The District therefore suffered less than other parts of Hampshire or the country, but Figure 2 illustrates that housing completions have continued to remain at a relatively low level, consistent with Hampshire and national trends.
- 6.47 The economic prospects continue to improve gradually and Government has introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, the low level of completions does not just affect Winchester and is not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, ranging from the 3 strategic development sites (all with planning consent and controlled by a variety of housebuilders), through about 30 further larger sites (of 10 or more dwellings) with planning consent across the District, and over 250 small sites (less than 10 dwellings) with permission.
- 6.48 The trajectory at Appendix 6 shows how completions are expected to rise over the coming years to reach a peak when all three strategic sites are fully underway. Market conditions have resulted in the updated trajectory showing lower levels of provision in the first part of the Plan period than anticipated in the LPP1 trajectory, which was based on strong market conditions. Nevertheless, the Local Plan's strategy is being delivered, including the strategic allocations, and cumulative completions are expected to return to the levels anticipated by the LPP1 trajectory by about 2020. This is subject to the strength of the housing market and the willingness of housebuilders to develop, but the City Council, along with Government, other authorities and the Local Economic Partnerships, is taking measures to accelerate housing delivery.
- 6.49 The LPP2 has recently been published for consultation and identifies proposed allocations for substantial housing development. There is strong market interest in bringing these sites forward and some planning applications have already been permitted and others are under consideration. Sites identified in the Local Plan may be permitted in advance of the Public Examination (programmed for 2016) if they have public support, otherwise the Council will seek to hold them back until after the Inspector's Report (late 2016). Even so, LPP2 allocations are expected to make a substantial contribution to housing supply within the 5 year periods under consideration and there is the opportunity to bring forward allocated sites within the 5-year period if the Local Plan Inspector considers there is a need to do so.

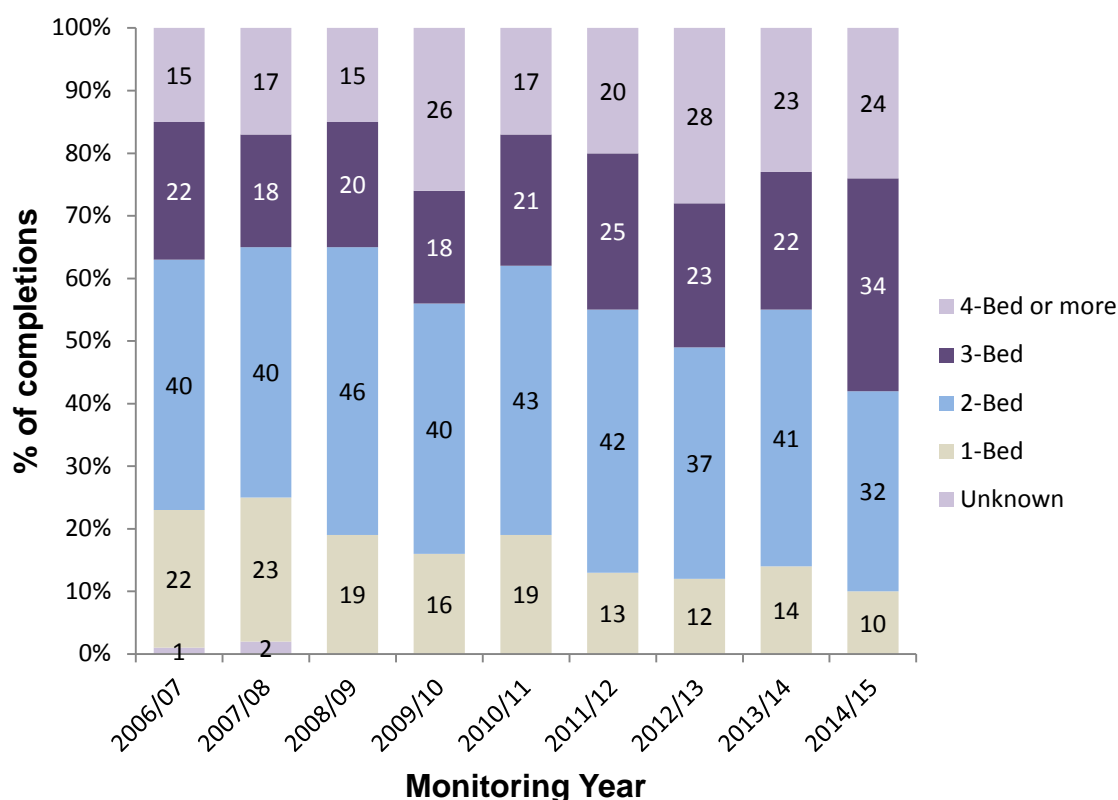
CP2 - Housing Provision and Mix

6.50 LPP1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. The table below shows the variety of housing sizes on new completions in the year 2014 – 2015, by the number of bedrooms. Figure 3 indicates how the proportion of different dwelling sizes has varied since 2006.

Table 25 Housing Completions by number of bedrooms 2014-2015

Number of beds	1-BED	2-BED	3-BED	4 or more BED
Gross Completions	37	110	117	83
Percentage	10%	32%	34%	24%

Figure 3 Percentage housing completions (gross) by number of bedrooms since 2006



6.51 The above graph indicates that 66% of completions were 2 or 3 bedroomed. 3 bedroomed properties comprise the greatest overall percentage, being 34% of all completions.

6.52 It should be noted that as the figures above relate to gross completions in 2014/15, some are the result of permissions that were granted under the previous WDLPR policy H7, as supplemented by the Interim Policy Aspiration (2011) on housing in some instances. The previous Policy H7(i) of the WDLPR required 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses,

which had resulted in a lack of a range of dwelling types and sizes and tenures provided.

- 6.53 However the evidence base for LPP1 demonstrated that there is now a shift in the housing mix needed towards 2 and 3 bed family houses. This need was reflected in the Interim Policy Aspirations which were adopted in 2011 and subsequently incorporated into Policy CP2 of LPP1, which requires the majority of homes to be in the form of 2 and 3 bed houses. The 2014/15 completions suggest that there is a reduction in the provision of 1 bed properties and increase in 3 bed properties, presumably in response to the policy change. As in previous years, the majority of completions were 2 and 3 bed dwellings. Table 26 shows how the target for 2-3 bed properties has been met since the Interim Policy Aspirations (2011).

Table 26 Percentage of Housing Completions as 2 or 3 Bed Units

	Percentage 2 or 3 bed units	Target met
2011/12	67%	Yes
2012/13	60%	Yes
2013/14	63%	Yes
2014/15	66%	Yes

- 6.54 There is a continuing need for a variety of sizes, types and tenures of housing to be provided. The shift in the policy requirement in CP2 still requires that the majority (i.e. over 50%) of new homes on a development be 2 and 3 bedrooms, but reflects the findings of the Strategic Housing Market Assessment (SHMA) that the emphasis should be more on 2 and 3 bed roomed accommodation, rather than 1-2 bed.

Affordable Housing

CP3 Affordable Housing Provision on Market Led Housing Sites

- 6.55 Policy CP3 of LPP1 seeks the provision of 40% on-site affordable housing on all market-led sites which increase the supply of housing, subject to viability issues. On sites of less than 5 dwellings, a financial contribution in lieu of on-site provision is accepted. The following paragraphs include information relating to both the provision of affordable housing on-site, and the financial contributions secured in lieu of on-site provision.
- 6.56 Table 27 below shows the number of new affordable homes completed in the year 2014 – 2015. The data only shows the additional affordable houses completed in the monitoring year and not necessarily the total contribution from the development as completions may occur over a number of years.

Table 27 Affordable Housing Completions 2014-2015

Address	Affordable Completions (net)	Type
Land At Pondsides Lane, Bishops Waltham	12	Market
Sewage Treat.Works Station Hill, Itchen Abbas	5	Council
1-9 Garages & garden Bourne Close, Otterbourne	3	Council
The Garage,behind Oxford Rd, Sutton Scotney	2	Market
Newlands Phase 1 Hambledon Rd, WoW	14	Market
Phase 3&4, Old Park Farm Hambledon Rd, WoW	19*	Market
96-112 rear of Cromwell Rd, Winchester Town	9	RSL
Land At Sparkford Road, Winchester Town	18	RSL
Total	82	

* WoW: West of Waterlooville. An additional affordable unit has now been moved from the Havant Borough area to the Winchester City Area, so the actual figure is now 20.

- 6.57 Most of the developments are market led sites and have delivered 47 of the total 82 affordable dwellings in the year 2014 – 2015. The Council's own new Home Delivery Team led sites resulted in 8 completions in the monitoring year.
- 6.58 To provide a clearer picture of affordable housing delivery the following table sets out the percentage of affordable housing provided on large sites where final completions were made in the last monitoring year. Over the following monitoring years this information will help lead to a more complete picture of affordable housing delivery on site.

Table 28 Large sites fully completed 2014/15 - affordable dwellings provided on site

Site	Application Ref	Dwellings permitted	% affordable	Comment
34-36 Chilbolton Avenue Winchester	12/01092/FUL	11	0%	Under WDLPR threshold
Land At Pondsides Lane Bishops Waltham	12/00524/FUL	24	50%	
Land At Spring Gardens New Alresford	12/00912/REM	33	36%	Local Reserve Site, 35% required
Land At Worthy Road/Francis Gardens Winchester	11/01798/FUL	90	40%	Local Reserve Site, 40% required
Land At Sparkford Road Erskine Road Winchester	12/02574/FUL	18	100%	Policy exception, open space

Site	Application Ref	Dwellings permitted	% affordable	Comment
Lang House 27 Chilbolton Avenue Winchester	10/00338/FUL	14	0%	Under WDLPR threshold
Red Cross House Winnall Close Winchester	13/02770/ PNCOU	16	0%	Permitted development
Taylor's Yard Oxford Road Sutton Scotney Winchester	10/02132/FUL	15	13%	Limited by viability

- 6.59 Although completed this year, some of these developments are the result of permissions granted under the previous WDLPR policies which have different percentage requirements and site size thresholds to current policy requirements (CP4). Francis Gardens and Spring Gardens are the result of developments of Local Reserve Sites under H2 of the WDLPR. It can be seen that most sites which were above the threshold for affordable housing made or exceeded the required provision. Only 1 site provided a reduced level of affordable housing (for viability reasons) and 1 other did not require consent so could not be required to make affordable housing provision ('Prior Approval' change of use).
- 6.60 In addition to the on-site provision of affordable housing, the Council secured £3,350,977 in financial contributions in lieu of on-site provision. Table 29 below sets out the financial contribution required in relation to different sizes of affordable housing, usually through partnership with a Registered Social Landlord. The average commuted sum across the range of dwelling sizes is £127,500 and therefore the sum secured potentially facilitates of the order of 25 affordable dwellings.

Table 29 Affordable Housing Commuted Sums (2012 figures)

1 bedroom property	£90,000
2 bedroom property	£118,000
3 bedroom property	£137,000
4 bedroom property	£165,000

- 6.61 These financial contributions are secured through Section 106 Obligations negotiated in relation to planning applications for housing. Whilst on-site affordable housing is more commonly secured in respect of larger residential sites, a financial contribution towards the provision of affordable housing within Winchester District is typically secured in respect of small sites. This is because it is impractical to provide the affordable units on-site, or that viability considerations mean that the funds available for affordable housing are not sufficient to fund on-site dwellings. Some smaller brownfield sites have greater build costs and do not achieve the economies of scale of large sites.

CP4 – Affordable Housing Exception Sites to Meet Local Needs

- 6.62 Policy CP4 exceptionally allows for the development of sites outside settlement boundaries for the provision of housing for local needs. These are 100% affordable housing developments. There were no rural exception sites completed in the 2014/15 monitoring year.

CP5 – Sites for Gypsies, Travellers and Travelling Showpeople

Table 30 Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of Site	2014 Observation	2015 Observation
Gypsy caravan sites with planning permission	16 sites, 31 caravans/mobile homes, 27 pitches	19 sites, 37 caravans/mobile homes, 34 pitches
Gypsy caravan sites without planning permission	6* sites, 10 caravans/mobile homes, 8 pitches *corrected from 5	6 sites, 17 caravans/mobile homes, 14 pitches
Traveller sites without permission (private land)	Data not available	Data not available
Travelling Showperson sites with planning permission	*6 sites, (current PP's allow up to a total of 50 caravans/mobile homes) 20 Plots	*6 sites, (current PP's allow up to a total of 50 caravans/mobile homes) 20 Plots

*This figure includes a large authorised Travelling Showpeople site at Micheldever (9 plots, with up to 3 caravans allowed on each plot).

- 6.63 In addition to the above sites, there is one former local authority gypsy and traveller site in the District at Tynefield near Whiteley. This has recently been sold by Hampshire County Council and is now privately operated.

Commentary

- 6.64 Permission has been granted for gypsy and traveller provision on 4 sites in this monitoring year, resulting in a total of approximately 7 new pitches being authorised. 3 of these sites are the result of sites previously being in the unauthorised category, being granted permission. The other site (a Lawful Development Certificate for 3 mobile homes at Beacon Haven, Brickyard Lane, Swanmore) is new to the table above.
- 6.65 Of the 6 sites that are privately owned caravan sites without planning permission, 3 have not changed from the previous year. 3 sites have now become authorised and are included in the permitted figures above, whilst 3 new sites have been added as unpermitted sites. Therefore the total number of unauthorised sites remains unchanged, but as the specific locations

comprising these are different to last year, the total number of units and pitches is different, resulting in 17 units, or approximately 14 pitches. Of these 6 sites without planning permission, 1 has an extant enforcement notice, 1 application is pending and 3 others are subject to current investigations. The remaining site is for an additional 4 mobile homes and caravans at Beacon Haven, Brickyard Rd, Swanmore. This has since been granted planning permission on 18.12.15.

- 6.66 Sites classed as having planning permission in the above table are sites where either planning permission or lawful development certificates have been granted. Planning permission may be permanent or temporary and may be personal to individuals or unspecified. All of these will be counted in the above table. The need for gypsy and traveller provision has traditionally been expressed in terms of pitches. A pitch is as required for a family unit and is generally taken to be a mobile home with an associated touring caravan. Where the number of pitches has been identified as part of a planning application, this is what has been counted. Where the number is unspecified, an assumption has generally been made based on the above formula. The situation regarding gypsy and traveller accommodation is fluid and the exact numbers of caravans/buildings on site often varies over time. It is therefore difficult to provide an exact figure on the number of units in relation to pitches at any one time. More detailed investigation of the exact number of units and pitches on sites is currently being undertaken as part of the ongoing assessment of needs for gypsy and traveller accommodation, which may result in different figures being provided in the future.
- 6.67 In relation to the large Travelling Showpeople site at Micheldever, enforcement action had been taken as it was alleged that the site was being occupied by non-travelling showpeople. An appeal against the Enforcement Notice was allowed, although the Council successfully challenged that decision in the High Court and therefore the matter was referred back to the Planning Inspectorate for a further appeal. The outcome of the Micheldever site therefore still remains unresolved. This will have an effect on the travelling showpersons sites. As is shown in the table above, if it is not counted, there will be a considerable decrease in the number of caravans and plots specifically for travelling showpersons, but a corresponding increase in the number of sites available for gypsies.
- 6.68 The Council is required to make provision for the requirements of gypsy and travellers, and worked with other Hampshire authorities to identify the required need. At the time of the adoption of the LPP1, this work had not yet been completed; therefore the criteria-based policy CP5 was included to guide assessment of applications pending the identification of pitches. The Hampshire Travellers' Accommodation Assessment (GTA) was completed in April 2013. The GTA identified the need to provide for around 30-35 pitches in Winchester District over the Local Plan period (to 2031).
- 6.69 It has not been possible to identify sites for inclusion within LPP2 to meet this need. The site that was allocated as CC2 in the consultation Draft LPP2 at Ashbrook Stables, Colden Common, is no longer available and has not been continued with in the Publication LPP2 of November 2015.

- 6.70 The government has recently released new guidance on the assessment of gypsy and traveller needs, which included a change in the definition of travellers. The Council is therefore continuing to work in association with consultants to re-assess the required need in the light of the new guidance and to identify potential pitches to fulfil any revised need arising. In order not to delay the production of the LPP2 as a whole, it is intended that the results of this work will now be contained within a separate Gypsy and Traveller DPD. Additionally, the Council is also continuing to work with neighbouring authorities to accommodate any need for transit sites that may be required.

CP6 – Local Services and Facilities

- 6.71 Policy CP6 of LPP1 supports the provision and retention of local facilities and services in appropriate locations, superseding policies SF6 and SF7 of the WDLPR. Information on some of these developments can be found in the Prosperous Economy Section where they relate to shops. Many of the changes of use involving services and facilities do not need planning permission as they are too small or no longer need planning permission due to recent changes to permitted development rights.

CP7 - Open Space, Sport and Recreation

- 6.72 Active communities includes encouraging and supporting healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the provision and protection of open space. CP7 sets out the standards for open space provision in relation to new housing development and the presumption against the loss of open space, sports and recreation facilities.
- 6.73 The table below shows the open spaces delivered on housing sites in the monitoring year.

Table 31 Open Space Provided In Association with New Developments

Site	Area Provided 2014 – 2015
Wellington Park, West Of Waterlooville.	4534m ²
Berewood, Waterlooville MDA	7671m ²
Pondside, Bishops Waltham	8200m ²
Taylor's Yard, Sutton Scotney	1100m ²
Old River, Denmead	2010m ²
Erskine Road, Winchester	5866m ²
Dever Close, Micheldever	864m ²
Total	30,245m² or 3.02 ha

- 6.74 The Council's Open Space Strategy sets out the amount and type of facilities currently available by parish. It indicates where there are deficiencies and identifies what new and improved facilities may be required. The Open Space Strategy has been in existence for many years and financial contributions

under S106 of the Town and Country Planning Act have been used successfully to fund improvements in accordance with the Strategy across the District. However, s106 contributions to open space improvements from housing developers were discontinued in 2014 and have been replaced with the Community Infrastructure Levy. Nevertheless, contributions from developments that were permitted before this date continue to be received. The figures in Table 32 show how much has been contributed over the last few monitoring years and is illustrated in Figure 4. Table 33 below shows how the money in the Open Space Fund has been spent in the last year.

Table 32 Open Space Fund Receipts

Monitoring Year	Open Space Fund Receipts
2010 - 2011	£299,543
2011 – 2012	£332,337
2012 – 2013	£378,409
2013 – 2014	£231,987
2014 – 2015:	£99,114

- Total released from Open Space Fund (including specific items to Parishes as shown in Table 33) £268,261

Figure 4 Open Space Fund Receipts 1997 – 2015

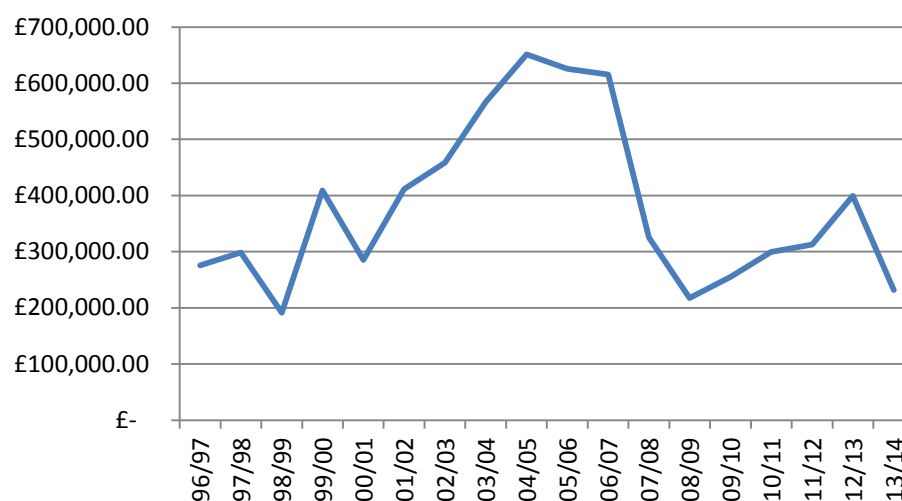


Table 33 Amounts released from Open Space Fund 2014-2015

Parish	Play (£)	Sport (£)	
Bighton	478.90		Play area bench
Bishops Waltham	1,030.00		Two inclusive picnic benches at Priory Park
Bishops Waltham	283.80		Blanchard Road play equipment
Bishops Waltham	874.99		Seat for tree in play area
Bishops Waltham	2,755.00		Additional play equipment at

Parish	Play (£)	Sport (£)	
			Blanchard Road
Bishops Waltham	321.79	935.00	Tree bench decking
Bishops Waltham		3,664.63	Fencing at Priory Park
Bishops Waltham		11,250.00	Drainage works at Priory Park
Boarhunt	446.74	12,300.67	Development of recreation ground
Cheriton		325.00	Replacement storm damaged fencing
Compton & Shawford		951.00	Sports markings to MUGA
Compton & Shawford		12,000.00	Outdoor gym at Memorial playing fields
Corhampton & Meonstoke	420.00		Playground fencing
Curdridge		8,421.20	Cricket bowling end and removable net
Denmead	2,322.11	6,581.65	Additional item for skate park
Denmead		26,950.00	Jogging track at Harvest Field
Droxford	94.61	1,249.54	Zip wire
Hursley	1,624.77	1,624.78	Access to recreation ground
Hursley		3,000.00	Kitchen improvements at cricket club
Itchen Valley	230.25	476.58	Replacement swings
Kings Worthy		22,242.00	Car park at Eversley Park
Kings Worthy	5,219.76		Children's play area at Eversley Park
New Alresford	16,299.74		Arlebury Park project
Otterbourne	9,452.97	8,926.82	Basketball/Goal end court
South Wonston	3,699.50	3,699.50	Architect fees for new pavilion
South Wonston	990.00		Play area improvements
South Wonston		16,515.20	Resurfacing of existing tennis court
South Wonston		11,340.00	Outdoor Gym equipment
Southwick & Widley		657.42	Add funding for boundary railings to playing field
Swanmore	14,635.44	14,635.00	New Road playing field improvements
			Play area safety matting

Parish	Play (£)	Sport (£)	
Twyford	3,000.00		Play area improvements
Twyford	2,420.00		Table tennis table at Hunters Park recreation ground
West Meon		3,654.49	Adventure play trail
Winchester	13,783.15		Abbey Gardens play equipment
Winchester	11,000.00		Somers Close replacement play equipment
Winchester		1941.00	Abbotts Barton seats and goal
Winchester		300.00	Goalpost
Winchester		1641.00	3 woodland picnic units
Winchester		1595.00	Skate park ambassador training

- 6.75 With the introduction of CIL in April 2014, contributions to the Fund under S106 agreements ceased. It is not yet clear what funding will be released from CIL to fund recreation and open space provision in future.
- 6.76 The on-site provision of open space and facilities will continue to be sought where feasible. An additional policy DM5 (Open Space Provision for New Developments) has been included in the draft LPP2 setting out details of what will be required on sites of 15 dwellings or more.
- 6.77 CP7 replaced parts of RT2 (recreation space), RT3 (smaller open spaces) and RT4 (recreation space standards for new developments). However, an additional policy DM4 (Protecting Open Areas) has been included in LPP2 to protect open spaces that will be shown on the Policies Map and to provide more detail on the protection of amenity space and the circumstances where open space or facilities may be developed. DM4 will also replace WDLPR policy RT1 (Amenity Areas).
- 6.78 WDLPR Policy RT5 allocated sites for future recreation use. RT5 has not been carried forward in LPP2. The RT5 allocations were based on shortfalls identified at the time. Since the WDLPR, a new set of open space standards has been developed and incorporated in CP7 of LPP1. The [2015/2016 Open Space Strategy](#), which was published in November has re-assessed all the categories of open space provision with reference to the new standards in CP7.
- 6.79 The re-assessment of open space provision has resulted in a different pattern of shortfalls than those which WDLPR RT5 sought to address. For Winchester Town, for example, provisions at Bushfield Camp (WT3) and on and adjacent to Barton Farm (WT2) will assist in providing open space for Winchester Town, where there is now no overall shortfall of provision. It has proved difficult to provide large areas of open space under RT5, so LPP2 seeks provision in association with the proposed housing allocations where needed, which is considered to be more deliverable. CP7 and DM5 will also

continue to seek additional provision where necessary across the District, in association with future housing developments according to the standards of CP7.

- 6.80 Table 34 below shows the progress that has been made on recreation allocations being carried forward into LPP2 and the future direction proposed where relevant, including where allocations are planned.

Table 34 Sites allocated for recreational use being carried forward into LPP2

Allocation	Current status
Bushfield Camp (WDLPR RT5 – now LPP1 W3)	Part of employment allocation (W3) in LPP1, informal recreation still required on large part of the site
Barton Farm, (WDLPR MDA2 – now LPP1 W2)	Large amount of informal recreational land and facilities to east of railway line being provided as part of agreed scheme, in addition to the required recreation within W2 area.
Pondside, Bishops Waltham (RT5)	This is part of a development completed in 2014/15 which provided open space in conjunction with the development of 24 dwellings (12/00524/FUL).
Land north of Tanners Lane (Policy 2i(e) of DNP) and at Denmead Junior School (Policy 5 of DNP).	Allocation in Denmead Neighbourhood Plan made for open spaces/recreation
East of Mill Lane, Wickham (RT.5)	Allocation continued in draft LPP2 as part of site allocation at Winchester Rd (WK2) (same site as previous RT5 allocation).

7.0 THEME THREE: PROSPEROUS ECONOMY

- 7.1 The Local Plan Prosperous Economy theme links to the similar theme of the Community Strategy and to the Council's adopted Economic Strategy. These strategies seek to maintain and enhance the dynamic and creative economy of the District, with its good communication links and strong educational facilities. Policies seek to encourage growth and diversification and maintenance of suitable existing land and premises. Sustainable transport provision is also part of a prosperous economy. The following LPP1 policies and saved WDLPR policies and allocations are considered to fall within the Prosperous Economy theme and are covered in this section of the AMR.

LPP1	Title
CP8	Economic Growth and Diversification
CP9	Retention of Employment Land and Premises
CP10	Transport
WDLPR Saved Policies	
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT11	Equestrian Development
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)

Employment floorspace gains and losses

Table 35 Amount for floorspace developed 2014-2015 by type

Completed floorspace m2	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal	200	210	0	100	2095	0	0	2605
Losses	0	3851	2149	227	786	376	0	7389
(of which PN)	0	(2797)	0	0	0	0	0	(2797)
Losses without PN	0	1054	2149	227	786	376	0	4592
Net gain/loss	200	-3641	-2149	-127	1309	-376	0	-4784
Net without PN	200	-844	-2149	-127	1309	-376	0	-1987
SDNP Gains	0	0	0	0	867	867	473	2207
District whole gross internal	200	210	0	100	2962	867	473	4812
District whole net gain/loss without PN	200	-844	-2149	-127	2176	491	473	220
District whole net gain/loss	200	-3641	-2149	-127	2176	491	473	-2577

PN = Prior Notification procedure (office – residential, see section below or details)

7.2 There were 2 completed developments in that part of the SDNP within Winchester District, as detailed in the table above, but no recorded losses.

- Amount and percentage of employment floorspace on previously developed land by type (m2) – 4,812 sqm (100%).

All completed developments were on previously developed land this year.

7.3 Completions. 5 new developments have been completed during this monitoring year, 2 of which were in the SDNP. A total of 4,812 sqm of industrial floorspace has been completed (2,207 sqm in SDNP). 7,389 sqm floorspace is listed as being lost in total this year, either to other uses or as part of a re-development. This results in an overall loss of 2,577 sqm of employment floorspace across the District. The figures for gains and losses cannot be directly correlated as losses due to redevelopment often occur during a different monitoring year to the construction of the new development. The new developments cover a variety of B use classes, but the common theme is that they are all re-developments on existing employment sites. There have been no new developments on greenfield sites. The completed developments are as follows;

- Stagetruck, Larkwhistle Farm Road, Micheldever. Demolition of general industrial (B2) building of 1564 sqm and a replacement unit of 2,095 sqm.

The new, larger building will be used as a HGV workshop and Vehicle Testing Facility. The net gain on the site is 531 sqm.

- Calcot Mount, Calcot Lane, Curdrige. Demolition of storage buildings and outside storage areas and erection of new office B1 (200 sqm) & light industrial B1c (100 sqm) unit. The redevelopment involved a loss of 60 sqm storage, so the overall gain is 240 sqm in total (200 sqm B1 & 40 sqm B1c).
- Station Yard, Oxford Road, Sutton Scotney. Redevelopment of former garage - primarily for housing - but including some office. 210 sqm office B1(a) gain, although 204 sqm of B1. The garage (sui generis) had previously been lost from the site, as part of the re-development.
- Winnall Down Farm, Fair Lane, Winchester. SDNP area. Replacement of 6 commercial units with 2 commercial units of equal floor area. 867 sqm general industrial (B2) & 867sqm storage & distribution (B8) = 1,734 sqm total. The re-development all occurred in this year, so no change in overall floorspace.
- Yavington Farm. Lovington Lane, Avington. SDNP area. New build totalling 473 sqm B1-B8 uses. Consisting of the redevelopment of existing agricultural and miscellaneous buildings for antique furniture storage area (B8 432 sqm) furniture restoration workshop & office (B1 41sqm). A therapy area and studio was also constructed as part of the development (D1, 153 sqm, revised to 75 sqm in 2013).

7.4 Losses. A total of 9,123 sqm business floorspace was lost to other uses during this year. 1,734 sqm of this was in the SDNP, and was replaced by new development (Winnall Down Farm above). The majority of losses were from B1 (office and light industrial) to residential. Only 2 of the 15 losses recorded involved non-residential development. One was change of use from office to D1 (health facility) and the other was at Dunfords Yard, Colden Common where a replacement facility for sale of motor vehicles was developed alongside the erection of 14 new houses.

7.5 Of the 15 individual completed industrial losses recorded, one was from B2 (general industrial) one from B8 (storage and distribution) and the rest were losses from B1 use. The majority (12 in number) were from office (B1a), however, the biggest overall loss of floorspace was at Wickham Laboratories, Wickham, where 2,149 sqm of B1b) use was lost to redevelopment for 31 retirement flats.

Summary of new business floorspace development.

7.6 The small amounts of floorspace involved and the overall low number of completions is indicative of the low level of major new industrial and commercial builds in the last year. This has been the case over a number of recent years, due to the economic recession and a backlog of large developments and permissions that already exist which can absorb much of any demand that does arise. All of the completed development in the last year has been on previously developed land. The re-development of brownfield sites this year accords with sustainable development and shows that land is being used efficiently. However, this is also an indication that

there is a lack of expansion and substantial new development occurring. There have not been any new starts on the strategic employment allocations this year, as has also been the case over the previous few years.

Employment – Residential

- 7.7 Most of the losses from commercial use are to residential. The loss of floorspace totals 6,909 sqm. The potential gain in residential units from this year's losses is 117, comprising a mixture of houses and flats and including one development specifically of 31 retirement flats. These are a mixture of changes of use/re-development through planning permissions and changes of use through the Prior Approval (PN) procedure. These are now described in more detail.
- 7.8 There were 5 losses to residential arising from planning permissions, providing a total of 72 units. These were large re-developments at Dunfords Business Park Colden Common (14 new houses and replacement motor vehicle facility), Apex Centre, Colden Common (12 new dwellings), Wickham Laboratories (31 retirement flats), Beaconsfield House, Andover Rd, Winchester (11 new dwellings), and Walcote Chambers, High St, Winchester (1 house and 3 flats).
- 7.9 Changes to the GDPO in May 2013 mean that B1a offices can be converted to C3 residential, subject to the Prior Approval (also known as Prior Notification or PN) of the local planning authority. There were 11 sites on which the Prior Approval (Prior Notification or PN) procedure applied this year included in the above figures, which could potentially provide a total of 45 units. 5 of these were minor changes of use providing small numbers of new dwellings. However there are a few larger developments such as the conversion of two buildings at the Red Cross Centre in Winnall, Winchester into 16 1 bed flats. The other major development is comprised of 4 separate Notifications at Parklands Business Park for the change of use of different units which resulted in the loss of 8 business units overall (1,356 sqm B1a office space) and the gain of 25 residential units.
- 7.10 It should be noted that the commercial losses that are discussed above all occurred in the last monitoring year and only losses of 250 sqm and above on individual sites are monitored. The figures provided above for new residential development arising from the Prior Approval procedure are given as potential as the residential will not necessarily be completed in the same monitoring year that the Prior Approval was processed, or when the industrial floorspace was physically lost.
- 7.11 HCC has compiled data on the number of Prior Approvals in the Winchester District since the procedure first started in May 2013, which also includes the smaller sites that do not appear in the figures above. There have been 34 PN between May 2013 and October 2015. They estimate that – should these Approvals all be implemented – 8,098 sqm of B1a floorspace would be lost and a total of 130 dwelling units provided. Of these the majority are in Winchester Town (20 sites) mostly being losses of small offices to individual or a small number of residential units, within townhouses. Of the 14 sites that are not in Winchester Town, 8 of these PNs are on the same site at Parklands, Denmead. The Parklands Business Park will potentially result in a

loss of 3,538 sqm, for the gain of 26 dwellings, based on the figures to date. There is also one PN for a dwelling within the SDNP which has not been included in the above analysis.

- 7.12 The above analysis provides evidence of the continuing trend of loss of industrial land to residential. Changes to permitted development rights and the introduction of prior notifications for office to residential will make it more difficult to ascertain the whole picture.

Employment Land Availability

Table 36 Employment Land available by type update required

(i) sites allocated for employment uses in Development Plan Documents	31.3 ha (54.3 ha)*
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	12.62 ha
Total employment land available	43.92 ha (66.92 ha)*

*inc whole of Bushfield Farm allocation

Table 37 Sites allocated for employment use

Site	LPP1/ WDLPR Policy	Status	Allocation Area (ha)	Available ha (no planning permission)	Available ha (with planning permission)
Bushfield Camp Winchester	LPP1 W3	LPP1 Allocation	43	20 (No more than 20ha to be developed)	-
West of Waterlooville	LPP1 SH2	LPP1 Allocation – With planning permission For majority. (Loss of 2ha to residential from previous permission).	21	-	21
Solent 1, Whiteley	WDLPR S13	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 2	7.2	7.2	-
Solent 2, Whiteley	WDLPR S14	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 3	2.8	2.8	-
Little Park	WDLPR	WDLPR Allocation	1.3	1.3	-

Farm Whiteley	S15	– proposed to be continued in LPP2 as SHUA 4			
Hilson's Rd Curdridge	WDLPR S7	WDLPR Allocation – proposed not to be continued in LPP2	4.1	-	-
Abbey Mill, Bishop's Waltham (mixed use)	WDLPR S3	WDLPR Allocation – proposed not to be continued in LPP2 (planning permission for retail and health centre now not proceeding)	1.9	-	-
Freeman's Yard, Cheriton (SDNP)	WDLPR S6	Planning permission for 19 dwellings & B1 use – now complete (B1 use converted to residential)	1.1	-	-
Station Yard, Sutton Scotney (mixed use)	WDLPR S10	Planning permissions – Residential with some B1 – now complete.	0.9	-	-
Other sites with planning permission, but not yet complete					12.62ha
Total sites with planning permission, not yet built					33.62 ha

7.13 No further development has occurred on the allocations, partly for the reasons discussed above. Progress on sites that are allocated for employment use is shown in Table 37 above. Bushfield Camp is a new allocation as an employment and recreation site in LPP1, having previously been a primarily recreational allocation in WDLPR. The area allocated is 43 ha, but the environment is sensitive in this location and forms part of an important gap and the landscape setting of Winchester. Therefore economic development has been limited to a maximum of 20 ha of the site. Most of the remainder should be informal recreation and landscaping. West of Waterlooville (SH2) is an allocation which already has outline permission and some detailed applications as a result of ongoing development. It was previously site MDA1 in WDLPR. Some residential development has occurred on the site and some proposed employment use has transferred to residential, so the remaining part of the allocation has been reduced to 21 ha.

7.14 The other employment sites listed in Table 37 are sites that remain as saved policies of the WDLPR. If the allocation is still required, it is continued as a proposed allocation for LPP2. Many of these sites are no longer required as

they have been - or are currently being - developed. However, several areas around Whiteley remain to be developed for employment use and are still required as part of the projected employment growth in the PUSH part of the District.

- 7.15 The allocation at Solent 1 (previously S13 in the WDLPR) is proposed to be continued in LPP2 as SHUA2. The area available is reduced from 9.8 ha to 7.2 ha as part of the site has been developed. Solent 2 is also proposed to be retained, but as a much reduced area from 8.7 ha in WDLPR (S14 of WDLPR) to 2.8 ha in LPP2. This is due to the majority of the business park allocation having now been built. Little Park Farm at Whiteley will be continued in LPP2 as it is part of a larger site allocation which also extends into Fareham.
- 7.16 Hilson's Road allocation (WDLPR S7) is not proposed to be carried forward into LPP2. This development was promoted in order to help facilitate a by-pass around Botley. Revised considerations of the proposed by-pass mean that it is now considered that the by-pass would not need this site to progress. The site is unlikely to be required otherwise for employment use and therefore the allocation is no longer required.
- 7.17 The site at Abbey Mill (WDLPR S3) has planning permission for a retail and health centre, although it was allocated for mixed use. However, this application is not now expected to be taken forward. The site is outside the designated town centre of Bishops Waltham and its future is currently uncertain, but the area is not proposed to be allocated for any particular use in LPP2.
- 7.18 Station Yard, Sutton Scotney (WDLPR S10) was allocated for a mixed use with business use to cover the majority of the site. This site has been developed in association with an adjoining site for residential and some employment use and is now complete.
- 7.19 Freeman's Yard, Cheriton (WDLPR S6) was originally allocated for 35% as business use, but has been developed for residential. A B1 unit of 356 sqm should have been built as part of the initial scheme, but this has now also been developed for residential. This site now falls within the SDNP.

Conclusion on employment floorspace

- 7.20 The fact that there has been no large scale economic development is considered to be mainly a result of the current economic climate rather than planning policies. Employment land studies were conducted as part of work on LPP1 and concluded that, although no additional land was required, this was dependent upon existing allocations and permissions coming forward. The allocations are mostly within the PUSH area and form part of the [PUSH.South Hampshire Strategy \(Updated 2012\)](#). That Strategy has targets for quantities of economic development, which are dependent upon these sites being delivered. The location of these sites is considered appropriate in relation to where the demand for large-scale space is likely to be required and fits with the strategy for development of the PUSH area. To balance the amount of development in that part of the District, some 20ha of employment land has been allocated at Bushfield Camp, Winchester, under Policy WT3 of LPP1, to provide for future development around the city.

- 7.21 In terms of more detailed monitoring, changes to the GPDO in recent years have made it more difficult to provide accurate monitoring of employment development in future years. Changes from agriculture to a number of flexible uses are now permitted development under particular circumstances. In addition, the amount of floorspace permitted as a change of use from B1/B2 to B8 or from B8 to B1 has been increased from 235sqm to 500sqm. Currently for a limited period of time up until 2016, any new or extended, industrial or warehouse building will be allowed up to 200sqm in certain circumstances in association with existing industrial buildings, subject to the notification of the Local Planning Authority when the work is complete. Changes from B1(a) to C3 (residential) do also not now require planning permission in certain circumstances, as described although the Council is keeping a separate log of the prior approval notices received under this procedure.
- 7.22 Monitoring of new floorspace and changes of use will continue under CP8, although DS1, WT1, WT3, SH1 and MTRA1 will also have some bearing. However, taking all the above factors into account, exact comparisons with previous years will not be possible. Monitoring of planning permissions may only pick up some of the major applications.

Retail

Table 38 Retail Development Completed 2014-2015 (sqm)

	A1	A3
Town Centre	None	None
Out of centre	401	None
PDL	Yes	None

- Total amount and percentage of floorspace for 'town centre uses' within town centres – None

- 7.23 Only one retail development was completed during the monitoring year that is of a size and type to appear on the completion information. This was for a change of use of a car showroom/workshop to an equine store (401 sqm). No new development has occurred in the SDNP. The major re-development of Whiteley town centre for retail, some food and drink and ancillary uses was completed during the previous year and a new multi-screen cinema is currently under construction on the edge of the town centre.
- 7.24 The large re-development of the Silver Hill area in Winchester Town Centre is still in the pipeline. Planning permission was originally granted in 2009, for approximately 10,000 sqm retailing space and other town centre uses. A revised scheme received permission in 2014, however this has since been subject to a legal challenge in respect of procedures that were applied to the site. As a result of the court ruling, the developers are expected to revert to the previous 2009 permission, which is still valid.
- 7.25 The planning permission for a large Sainsbury's store and associated health centre at Abbey Mill, Bishops' Waltham is now not expected to proceed. The site is currently being marketed. At the current time it is therefore not clear

whether this site will be developed for this use. The site (known as S3) was allocated for employment use in the WDLPR.

Summary on Retail and Leisure

- 7.26 Although it appears that not much development is occurring in this field, there have been significant developments in recent years at Whiteley and in Weeke in Winchester Town. Many new retail and leisure developments are not picked up under the monitoring scheme as they are under the 250 sqm threshold for monitoring. It is also not possible to monitor changes allowed under permitted development.
- 7.27 Recent changes to the GPDO have widened the scope of permitted changes between use classes. The situation is further complicated as some of these changes are only on a temporary basis. In certain circumstances, changes are also allowed from agriculture to a 'flexible use' which can include 'town centre' uses. As part of the 2014 revision to the GDPO, changes can be made from A1 (retail) to C3 (residential) in specific circumstances, subject to the Prior Approval of the local planning authority and subject to certain conditions. Monitoring will be considered for this, subject to the availability of resources.
- 7.28 There have also been changes in the area allowed for extension under permitted development rights for A1 and A2 uses to 50% of the existing (or 100sqm, whichever is the lesser). In summary, it is likely to prove difficult to track changes between use classes within town centres and from town centre uses to other uses in future.

Leisure and Tourism

- 7.29 An eight-screen multiplex cinema is under construction at Whiteley Town Centre. Apart from this, no new large scale leisure developments are currently in the pipeline. Permission was initially granted for a hotel in Whiteley under the original scheme for the town centre re-development in 2010. However a revised scheme was approved on 17.05.13, which provided for an 8 screen cinema instead. The cinema is now under construction on that site.
- 7.30 The table below indicates the hotels and visitor accommodation that currently have planning permission. Only developments involving 10 bedrooms and above are monitored.
- Total number of visitor accommodation bedrooms completed - 101

Table 39 Visitor Accommodation Development 2014-2015

Location	Description	No of bedrooms completed 2014/2015	Total number of bedrooms completed
Premier Inn, Caledonia House, Winnall, Winchester	101 bed hotel & restaurant	101	101
Holiday Inn, Morn Hill, Winchester (SDNP)	32 bedroom extension, gym & spa	Not started	0

- 7.31 A Premier Inn development consisting of 101 bedrooms together with a restaurant, has recently been completed on a former industrial site in Winnall, Winchester.
- 7.32 A 32 bed extension to the Holiday Inn, Winchester, with meeting room, gym and spa received planning permission on 27th March 2013. This is just outside the Winchester urban area, within the SDNP. Construction had not begun at the end of the monitoring period.

8.0 THEME FOUR: HIGH QUALITY ENVIRONMENT

- 8.1 Securing a high quality environment for everyone in the Winchester District is a key outcome of the Community Strategy and the Local Plan. LPP1/WDLPR policies in the High Quality Environment Theme are as follows

Table 40 Relevant Policies for Theme Four: High Quality Environment

LPP1 Policies	
CP11	Sustainable Low and Zero Carbon Built Development
CP12	Renewable and Decentralised Energy
CP13	High Quality Design
CP14	The Effective Use of Land
CP15	Green Infrastructure
CP16	Biodiversity
CP17	Flooding, Flood Risk and the Water Environment
CP18	Settlement Gaps
CP19	South Downs National Park
CP20	Heritage and Landscape Character
WDLPR Saved Policies	
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas –detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features

HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards

- 8.2 The indicators relating to this area cover renewable energy, design, the effective use of land, biodiversity, flooding and water quality countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

CP11 - Sustainable Development Standards

- 8.3 CP11 of LPP1 requires new residential developments to achieve Code Level 5 of the Code for Sustainable Homes (the Code) for energy and Code Level 4 in respect of water use, where practical and viable.
- 8.4 The Council appointed a specialist advisor to provide technical assistance to applicants and Council officers in regard to achieving high levels of energy and water efficiency. The achievement of the energy standards can only be assessed at the post-decision stage, when detailed construction plans are drawn up. A final assessment can only be made when the development is completed.
- 8.5 It is difficult to assess whether the desired levels have been achieved because of the resources required and the difficulties in monitoring completions. Generally, the aims of the policy have been achieved, with permissions being granted subject to conditions requiring the achievement of the relevant Code level. Only in a small number of cases have reductions been accepted – generally due to issues with the ability to achieve level 5 for energy because of building orientation and the impact of solar panels on the roof.
- 8.6 All Council-led affordable housing developments have been achieving the levels required.
- 8.7 In March 2015, the Government updated its policy on housing standards and zero carbon homes which affect the Council's implementation of Policy CP11. While Policy CP11 remains part of the Development Plan and the Council still

aspires to achieve its standards for residential development, Government advice now sets maximum standards equivalent to Code Level 4 for energy and water. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government policy.

CP12 - Renewable and Decentralised Energy

- Renewable energy developments granted planning permissions:
 - 2 Solar schemes; capacity 7.2 MW
- 8.8 Policy CP12 encourages the development of renewable and decentralised energy schemes subject to their impact on interests of acknowledged importance such as landscape, heritage assets and its relationship to existing and future development.
- 8.9 There have been a number of proposals for solar parks within the District in recent years. A list compiled in February 2014 found 11 schemes that had been submitted for screening since 2011. 2 schemes were approved in 2014/15 as shown in the table below.

Table 41 Solar Park Schemes Approved within the monitoring year

Site	Description	Reference	Approval Date
Land East Of Hursley Road Hursley Hampshire	7MW static array solar farm	14/00813/FUL	04/07/14
Stapleford Lane Durley Hampshire	200KW solar scheme comprising 800 panels	14/02310/FUL	06/02/15

- 8.10 In May 2014, the government announced a substantial cut in the subsidies currently being paid to large scale (above 5MW) solar farms. It is expected that this will greatly affect the ability of schemes to come forward. It is also expected that the most suitable sites will begin to be taken up, leaving only difficult and possibly unviable sites remaining.
- 8.11 The government had previously introduced restrictions on wind turbine developments and cuts in subsidies for on-shore turbines. This, together with the difficulty in securing planning permission for large turbines has led to a decline in these applications.
- 8.12 Renewable energy generation is very dynamic and subject to short-term change. There are several reasons for this. Technology is changing rapidly, which is affecting the viability and practicality of various forms of renewable energy. The price of solar panels has decreased significantly in recent years, which has boosted installations. New sources of renewables are also being developed and anaerobic digestion and biofuel schemes are starting to come forward for the first time. Much small-scale development of domestic wind

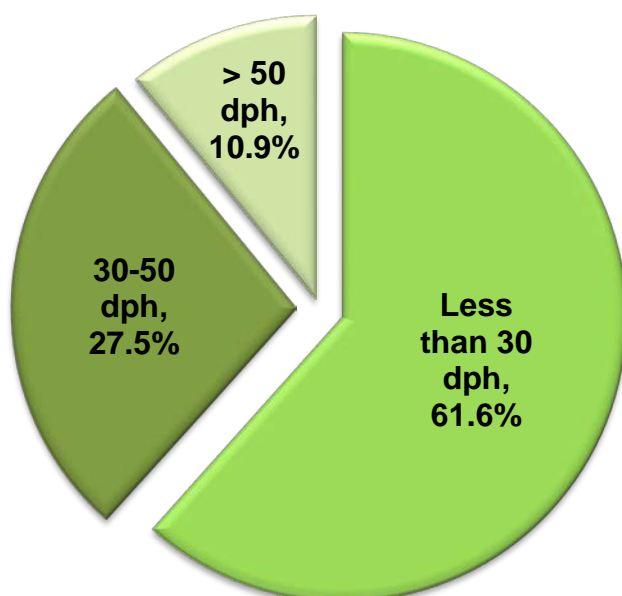
turbines and solar panels is now allowed under Permitted Development and will not be subject to planning permission.

- 8.13 Renewable energy is subject to political intervention at national level, which is reflected in the changes to funding mechanism and to government policy support for different forms of energy generation. There have also been a variety of decisions by S78 appeal inspectors and for 'called-in' applications, particularly for wind turbines, which make any assessment of future activity difficult.
- 8.14 Large-scale renewable energy installations have impacts on the landscape, which have sometimes led to opposition. Wind farms have been viewed as particularly visually intrusive due to their height. The presence of sensitive landscapes in the Winchester District and the SDNP is likely to be a constraint on the implementation of large scale developments.
- 8.15 It is possible that the number of planning applications for small-scale renewable energy schemes may continue to decrease, as these are increasingly provided as part of new residential developments. Further changes to the feed-in tariff and other subsidies are also likely to occur that will affect proposals. It is expected that renewable energy installations will continue to be subject to changes in this constantly evolving area of activity.

CP13 & CP14 - Effective Use of Land

- 8.16 Figure 5 below, shows the percentage of completions (residential) within different density categories.

Figure 5 Percentage of new dwellings by density



- 8.17 Table 42 below, sets out the average density of completions (residential) within each monitoring year.

Table 42 Average density of new dwellings

Year	Average Density of new dwellings (dwellings per hectare)
2006/07	58
2007/08	44
2008/09	37
2009/10	37
2010/11	29
2011/12	32
2012/13	23
2013/14	32
2014/15	31

- 8.18 Policy CP14 of LPP1 seeks to ensure that land is used effectively. Policy CP13 seeks high quality designs for schemes. Previous policy H7 of the WDLPR expected developments to fall within 30-50 dph. CP14 is more flexible, taking account of the guidance on densities within the NPPF. The development potential of sites should be maximised, but the design of the scheme and the character of the area will be the primary determinant of schemes. It is therefore expected that a greater range of densities will result than in the past.
- 8.19 The information above shows that the majority of dwellings were built at less than 30 dwellings per hectare. However, the average density of new dwellings was 31 dph. There are a large number of single dwellings and small site developments such as infill or in more rural locations; these will tend to have a lower density. Conversely a number of high density developments in the urban areas, including conversions and changes of use into flats have resulted in the average density of all dwellings being higher. These figures indicate a range of densities are being provided, at an average of around 30 dph since 2010, reflecting the character of their surrounding areas and in accordance with the aims of CP14.

CP16/15 - Biodiversity/Green Infrastructure

- 8.20 In the Local Plan Part 1, Policy CP16 replaced CE8, CE9, CE10 and CE11 of the WDLPR. CE7 had not been saved, but is now also covered under LPP1 Policy CP16.
- 8.21 The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carry out work in this area on behalf of the Districts of Hampshire. Paragraph 117 of the NPPF states that planning policies should identify and map local ecological networks, including the hierarchy of designated sites. Policies should promote the preservation and re-creation of priority habitats and priority species, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan. HBIC is continuing work in this field, as it provides a useful means of

measuring biodiversity. This is important both for the Hampshire (and any District-wide) Biodiversity Action Plans (BAPs) and for any policies and designation in Local Plans.

- 8.22 Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP) 2000. The Status of Priority Species in Hampshire is a headline indicator of the plan. Changes in priority habitat and species by type were also a national Core Indicator until 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.
- 8.23 Much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and may never be known. The extent is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. It is usually only within SINC's which have been recently re-surveyed that any changes due to development or agriculture can be logged and the reasons given.
- 8.24 In addition, several changes have occurred in the methods of classification and in the GIS mapping system in recent years, which are still being integrated into the monitoring framework, most notably the introduction of the Integrated Habitat System. It is therefore still the case that most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

Table 43 Statutory Designated Sites (31st March 2014)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.83
SAC	River Itchen	158.14
SAC	Solent Maritime	23.90
SPA	Solent & Southampton Water	22.83
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood & Everett's & Mushes	352.18

	Copses	
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.45
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17
SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.64
SSSI	River Test	4.26
SSSI	St Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary & Woods	23.90
SSSI	Waltham Chase Meadows	6.36

Changes in areas of biodiversity importance

Table 44 Areas of sites designated for nature importance

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1,312
NNR	103
LNR	103
Statutory sites combined	1,364
SINC	6,734
SINC amounts (previous years)	6,713 (2014) 6,694 (2013)

- 8.25 There has been no change in the quantity or size of statutory designated sites since 2014. The areas for statutory sites combined, does not match the total for each of the individual designations, because there is often an overlap between statutory designations.
- 8.26 The number of designated Site of Importance for Nature Conservation (SINCs) has changed. There has been an increase in the number and areas of SINCs in the District. There has generally been a trend of an increase in these, year on year. The changes are summarised in the table below.

Table 45 Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2013/14)	682	6,712.53
New Sites	7	26.34
Amended Sites	6	-1.99
Deleted sites	2	-2.55
Total sites (2014/15)	687	6,734.33
Net change	5	21.80
% change in area		0.32

8.27 SINCS are reviewed periodically by the SINC's Advisory Panel at HCC. The amendments to the SINC designations this year have led to an increase in the number of SINCS overall (from 682 to 687) and an increase of 21.80 ha in area to 6,734 ha in total.

Condition of Areas of Biodiversity

8.28 The condition of priority habitats is currently known for only those habitats designated as Sites of Special Scientific Interest (SSSIs) and for a random sample of SINCS that may be surveyed in any one year. Assessments of SSSIs in carried out by Natural England with HBIC on a five year rolling programme with occasional assistance from HBIC surveys.

Table 46 Condition of SSSIs

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2013/14 WCC area (ha)	Change in WCC area (ha)
Favourable	21,233.0	42.0	384.0	29.23	384.0	0.0
Unfavourable Recovering	27,862.0	55.1	663.0	50.5	663.0	0.0
Unfavourable no Change	868.9	1.7	181.9	12.61	196.42	-14.52
Unfavourable Declining	564.00	1.1	76.0	5.81	77.72	-1.72
Part Destroyed	6.00	0.0	0.0	0.0	0.0	0.0
Destroyed	17.0	0.0	8.0	0.59	7.72	2.88
Grand Total	50,554.9	100.0	1,312.9	100.0	1,312.64	-0.18

8.29 The amount of land in 'Favourable' or 'unfavourable recovering' condition is the same as the previous year. There has been a large increase in the 'unfavourable no change' category. Apart from this, there has been little change overall. The reasons for this are unclear and may be due to fact that not all SSSIs can be monitored each year. A comparison every 5yrs, when all SSSIs should have been surveyed, may therefore reveal a more complete picture.

- 8.30 In terms of comparisons with the rest of Hampshire, nearly all of the Districts have at least 95% of their SSSIs in 'Favourable' or 'Unfavourable – recovering'. This figure is only 80% for Winchester, very similar to the previous year. HBiC highlight that the fact that Winchester is still showing the lowest % in these two categories is due to c30% of the River Itchen is now considered to be in 'unfavourable no change' or 'unfavourable declining' condition.
- 8.31 Information on a previous local Indicator LI.11/29 'Improved Local Biodiversity' was last reported on in 2011 and is not currently available. This looked at the proportion SINC's where positive conservation has been or is being implemented and now forms part of the Single Data Set on 'Improved Biodiversity'. The management status of many SINC's is still unknown. However, if monitoring was improved, it may be possible to link to where management schemes have been implemented as part of a planning permission.

Priority Habitat and Priority Species

- 8.32 The table below shows the extent of the BAP Priority Habitats in the Winchester District. Habitats have not been included where there is no record of that category for Winchester. There is some double-counting and overlap between categories which needs to be taken account of. Further refinement is taking place over time in many of these categories for the reasons described above. The table indicates where this is the case. In some cases data is incomplete and further work is being undertaken.
- 8.33 Due to lack of resources at HBiC, very little updating was able to occur to the BAP Habitat data during the last monitoring year. In fact, the figures for Winchester and for HCC as a whole are the same as in 2013/14.

Extent of BAP Priority Habitats

Table 47 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2013/14 WCC area (ha)	Change in area (ha)
Lowland Calcareous Grassland	2,154	0.55	417	0.63	417	0
Lowland Dry Acid Grassland ¹	3,677	0.95	11	0.02	11	0
Lowland Meadows ¹	1,569	0.40	301	0.46	301	0
Purple Moor Grass and Rush Pastures ¹	1,458	0.38	56	0.09	56	0
Lowland	11,762	3.03		0.00		

Heathland ¹						
Lowland Beech and Yew Woodland ²	227	0.06	35	0.05	35	0
Lowland Mixed Deciduous Woodland ²	36,315	9.35	5,733	8.67	5,733	0
Wet Woodland	2,038	0.52	232	0.35	232	0
Wood-Pasture and Parkland ²	5,505	1.42	119	0.18	119	0
Arable Field Margins ²	[99]	[0.02]	[0.38]	0.00	0.4	0
Rivers ²	[634]		[118]		[118]	0
Coastal and Floodplain Grazing Marsh ²	9,677	2.49	1,250	1.89	1,250	0
Lowland Fens	1,900	0.49	7	0.01	7	0
Reedbeds ²	278	0.07	6	0.01	6	0
Coastal Saltmarsh ²	903	0.23	2	0.00	2	0
Intertidal mudflats ²	4,418	1.14	6	0.01	6	0
Nb: Hampshire habitats not recorded in WCC are not listed (though do contribute to the total for HCC)						
Total	82,352	21	8,177	12.37	8,201	-24

¹ Possible overlap with other categories

² Incomplete data/further work/verification required

- 8.34 No information is currently available for the condition of species within Hampshire for this monitoring year. Due to the nature of species, it is difficult to assess these individually at the District level. However, in 2013 out of the 50 Priority Species, 36 were recorded in the Winchester District. This compared with an average of 29 taken across the Hampshire Districts as a whole. Regarding priority habitats and species, it is still considered that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

Conclusion on habitats and species

- 8.35 Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue. However, the District Council will rely on HBIC to carry out this work. It is recognised that HBIC also requires help from outside agencies and individuals to continue this work. Monitoring of planning obligations should be possible if resources permit, but monitoring of planning conditions will be more difficult. The on-going monitoring of conditions or obligations would involve considerable resources and expertise.
- 8.36 It is often not possible to directly ascribe effects on species and habitats specifically to planning policies as so many other external forces have a large influence on their condition and on the distribution of species. It is concluded that a range of information should continue to be collected as the best means of measuring changes in the quantity and condition of habitats and species. This will prove important in monitoring the BAP and GI targets. WCC has completed a GI Study and an Ecosystem Service Assessment and these will be useful in the assessment of planning applications and it may be possible to incorporate some of this information into future monitoring.

CP17 - Flooding and Water Quality

- Number of planning permissions granted contrary to the advice of the Environment Agency (EA) relating to flood risk or water quality - None
- 8.37 The EA is consulted on all applications within flood zones and where issues of water quality may arise. Of all this year's consultations, the EA only made 1 objection on grounds of water quality and 3 objections on the grounds of flood risk. These cases are outlined below.
- 8.38 The EA objected to an application for the change of use of land to storage on a farm near Waltham Chase because insufficient information regarding flood risk had been provided. The application was in an area with a medium or high probability of flooding and was refused for this reason, amongst others.
- 8.39 The EA also objected on the same grounds for an application for the demolition of a bungalow and its replacement with 3 new houses in Kings Worthy. It had not been demonstrated that the development would not cause danger to future occupants or lead to increased flooding, and the application was refused for this and other reasons.
- 8.40 An application for the siting of an oil tank and external boiler in Headbourne Worthy was refused on the basis that they included the building-over of a culverted watercourse and therefore represented an obstruction to flood flows, increasing the risk of flooding to adjacent properties and limiting future maintenance works to the watercourse.
- 8.41 The EA's only objection concerning water quality also related to the same application for the siting of an oil tank and external boiler in Headbourne Worthy. The EA considered that the proposal posed an unacceptable risk of pollution due to the close proximity of the watercourse.
- 8.42 Since this indicator has been monitored in the AMR, no applications have been approved by the Council contrary to EA advice on flood risk or water

quality grounds. The evidence shows that EA advice is important in the small number of cases involved. No major applications feature in the analysis of cases where the EA have objected as the EA are usually involved in early pre-application discussions, including masterplanning for the strategic allocations. As a result, flood risk attenuation measures and the development of SUDs have been an important part of the proposed developments at West of Waterlooville and Barton Farm, north of Winchester.

- 8.43 LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment covers aspects of water quality and flood risk. Should the EA cease to record these objections, it would fall to the local authority to continue with the monitoring. This would entail recording of their objections and tracking the progress of applications. This is not currently undertaken and resources would need to be allocated accordingly. The EA is no longer placing the records of their initial objections on their website.

CP18 - Settlement Gaps

- 8.44 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. Table 48 sets out the permissions completed in 2014/15 and the permissions still outstanding within a policy CP18 Gap.

Table 48 Permissions within Gaps

Status	APPREF	ADDRESS	PROPOSAL	Sum Of Net Gain
Completions	13/00251/FUL	Flowerdown House Flats Harestock Road, Winchester	COU Of Redundant Internal Swimming Pool To 1no. 2 Bed Apartment (Age Restricted - No Care)	1
Completions	11/01798/FUL	Land At Francis Gardens, Winchester	Planning Application For Residential Development Comprising Of 90 Dwellings.	4
Completions	10/03040/FUL	Pentstemon Lee Ground, Whiteley	Replacement Dwelling	0
Outstanding	12/02356/REM	Paradise Nursery Paradise Lane, Bishops Waltham	Replace Existing Mobile Home With 1no. 2 Bed Agricultural Dwelling	1
Outstanding	13/01210/FUL	9 Chestnut Avenue Littleton	Erection Of 1no. 2 Bed Dwelling At End Of Terrace	1
Outstanding	14/02498/PNC OU	The Old Pumping Station Main Road, Littleton	Conversion Of Part Of Bldg To Single Dwelling With Remainder Retained As B1(A) Office.	1
Outstanding	13/01972/FUL	The Orchard School Lane, Headbourne Worthy	Demo Of Existing Dwelling To Slab Level And Erection Of 1no. 4 Bed Dwelling	0
Outstanding	09/00157/FUL	Buena Vista The Lakes, Swanmore	Demolition Of Existing And Erection Of Replacement 5 Bed Dwelling	0
Outstanding	13/02784/FUL	1 Ashlyn Farm Fontley Road, Whiteley	Erection Of 1no. 5 Bed Replacement Dwelling	0
Outstanding	14/00649/FUL	Woodside Manor The Lakes, Swanmore	Demo Of Existing 1no. 3 Bed Dwelling and Erection Of Replacement 1no. 5 Bed Dwl.	0
Outstanding	14/02802/FUL	Black Horse Farm Solomons Lane, Shedfield	Demolition Of Farmhouse And Erection Of 1no. Detached Dwelling.	0

- 8.45 There was a net gain of 5 dwellings completed in the settlement gaps during 2014/15 (excluding replacements). There is a net gain of 3 dwellings remaining from outstanding planning permissions within the gaps.
- 8.46 The development at Francis Gardens was permitted for 90 dwellings on the Local Reserve Site from the WDLPR (Policy H2) and the remaining 4 units were completed in this monitoring year. Although this is in the Headbourne Worthy-Winchester Gap, the site was an allocated development that the Local Plan Inspector considered acceptable and which adjoins the built development of Winchester Town.
- 8.47 Aside from the development at Francis Gardens, 2 other dwellings were completed within a gap this year. One was a replacement dwelling within the Meon Gap at Whiteley, and the other a change of use application in the Littleton Gap of an integral swimming pool to a residential unit within an existing building which was considered not to represent unacceptable visual intrusion on the gap. These are therefore considered policy compliant.
- 8.48 There are 8 dwellings outstanding within the Gaps, 5 of these are replacement dwellings, 1 is an agricultural workers dwelling in replacement for a mobile home and one was permitted development. The permission at 9 Chestnut Avenue was refused and then permitted on appeal on the grounds that the particular features of the site and proposal outweighed the conflict with the development plan.

CP19 – South Downs National Park

- 8.49 CP19 sets out the Council's approach to dealing with planning applications within that part of the South Downs National Park that falls within the Winchester District. Information on the amounts of housing and commercial development within this area are separately identified within the appropriate sections of this AMR. The quantum of development in this area is limited due to the special qualities of the SDNP and the size and nature of any settlements within this area. Development within this area will continue to be monitored until the SDNP adopts its own Local Plan, that will supersede LPP1 and the relevant saved policies of WDLPR.

CP20 - Heritage and Landscape Character

- 8.50 There are 37 Conservation Areas in the District and 2264 listed buildings of which 92% are Grade II, 5.5% Grade 2* and 2.5% Grade I. Saved Policy HE14 relates to alterations and changes of use of listed buildings.
- Percentage of Conservation Areas with a Conservation Area Appraisal – 13.5 %
 - Percentage of Conservation Areas with a published Management Assessment Plan – 13.5 %
 - Number of Buildings at Risks in the District – 53
- 8.51 During the past monitoring year, considerable work has been undertaken to finalise the historic environment policies for LPP2. Work has been undertaken on the assessment criteria for the inclusion of items on a

local list of undesignated heritage assets. The criteria are set out in Appendix C of LPP2. Work has also been carried out to identify and protect the views of key historic features in Winchester when considering development proposals. These features are set out in the publication draft of LPP2.

- 8.52 The built environment, historic (including archaeology) and landscape context of settlements where development is planned in LPP2 have been subject to considerable analysis during the last monitoring year. Analysis of strategic and smaller sites has been undertaken and is ongoing. Built, historic and landscape inputs into key sites within Winchester Town has also been undertaken – particularly at Silver Hill and proposed development in the Station Approach area.

Appendix 1 Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
Annual Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biomass	A fuel derived from biological material including both plant and animal derived material.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites	See Previously Developed Land
Buildings at Risk (BAR)	This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Code for Sustainable Homes (CfSH)	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historical interest, the character or appearance of which it is desirable to

	preserve or enhance”.
Core Indicator (CI)	A list of indicators previously set by central government to be included in the AMR. Now cancelled as of 31 st March 2011
Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
Community Strategy	A high level corporate visioning document for the Winchester District produced by the City Council, but originally prepared in partnership with the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District.
Development Plan	Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and Denmead Neighbourhood Plan (2015).
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG)	Government Department, source of information on government planning guidance, amongst other matters.
Economic Strategy (2010 – 2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council’s economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector.
Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local

	communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
Listed Building	A building officially listed as being of special

	architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document.
Local Development Document (LDD)	A generic name given to all constituent documents of the Local Development Framework.
Local Development Framework (LDF)	All local development documents that inform spatial planning in an area including; Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report, Community Infrastructure Levy and Supplementary Planning Documents
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. The Solent and Enterprise M3 LEPs cover parts of the Winchester District.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and

	LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Strategic Partnership (LSP)	See Winchester District Partnership (WDSP).
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in

	planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Parish Plan/Community Plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Partnership for South Hampshire (PUSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to

	a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
South East Plan	The South East Plan was revoked on 25 th March 2013.
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are

	European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Sites of Importance for Nature Conservation (SINC)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Social rented accommodation	Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).
Settlement Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The previous distinctions between Strategic and Local Gaps no longer apply.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Sustainability Appraisal (SA)	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan

	making process.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.
Winchester District Local Plan Review (2006)	The previous development plan for the District. The remaining 'saved' policies of this form part of the development plan until the adoption of LPP2 and the South Downs National Park Local Plan. .
Winchester District Strategic Partnership (WDSP)	The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships contributing towards the community strategy.

Appendix 2 Winchester District Local Plan Review Saved Policies

WDLPR Policy No.	WDLPR 2006 Policy Topic
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
CE23	Extension & Replacement of Dwellings
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
CE26	Staff Accommodation
CE28	Sustainable Recreation Facilities
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas – detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings

H3	Settlement Policy Boundaries
H10	Mobile Homes (Loss)
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation
RT11	Equestrian Development
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop's Waltham – Ponds
S2	Bishop's Waltham - Malt Lane
S4	Bishop's Waltham – Pondsides
S7	Curdrige – Hilsons Road
S10	Proposals for land at former station yard Sutton Scotney
S12	Proposals at Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

Appendix 3 Five Year Land Supply Summary

5 Year Period: 2015-2020

a	2011- 2031 requirement		12,500
b	Completions to 2015 (April)		1,253
c	Remaining requirement to 2031 (a - b)		<u>11,247</u>
d	Remaining number of years from requirement		16 years
e	Annual requirement	(c / d)	703
f	5 Year requirement	(e x 5)	<u>3, 515</u>

Therefore:

g	Requirement		3,515
h	Supply over 5 year period		4,895

District 5 year land supply	(h / e)	7.0 Years
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5 Year Period: 2016-2021

a	2011- 2031 requirement		12,500
b	Completions to 2016 (April)		1,699
c	Remaining requirement to 2031 (a - b)		<u>10,801</u>
d	Remaining number of years from requirement		15 years
e	Annual requirement	(c / d)	720
f	5 Year requirement	(e x 5)	<u>3,600</u>

Therefore:

g	Requirement		3,600
h	Supply over 5 year period		5,827

District 5 year land supply	(h / e)	8.1 Years
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Note: adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply.

Five Year Land Supply Summary ('Sedgefield' Methodology)

2015-2020

a	2011- 2031 requirement		12,500
b	Annual average requirement		625
c	2011 – 2015 requirement	(625 x 4)	2,500
d	Completions 2011 - 2015		1,253
e	'Shortfall' against ann. req.	(c - d)	1,247
f	5 Year requirement	(625 x 5 + e)	<u>4,372</u>

Therefore:

g	Requirement	4,372
h	Supply over 5 year period	4,895

District 5 year land supply	(h / e)	5.6 Years
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2016-2021

a	2011- 2031 requirement		12,500
b	Annual average requirement		625
c	2011 – 2016 requirement	(625 x 5)	3,125
d	Completions 2011 - 2016		1,699
e	'Shortfall' against ann. req.	(c - d)	1,426
f	5 Year requirement	(625 x 5 + e)	<u>4,551</u>

Therefore:

g	Requirement	4,551
h	Supply over 5 year period	5,827

District 5 year land supply	(h / e)	6.4 Years
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Note: adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply.

Appendix 4 Large Sites Phasing

Address	Status In 2014/15 Monitoring Year	Net Available																	Unlikely	Total Supply
		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31			
Peninsula Barracks Winchester	133 Dwellings Completed. 5 Not Started.	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Abbey Mill Station Road Bishops Waltham	Not Started	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70
Area Between Friarsgate Silver Hill, Broadway Winchester	Not Started	307	0	0	20	50	100	100	37	0	0	0	0	0	0	0	0	0	0	307
Police Headquarters Romsey Road Winchester	Not Started	294	0	0	25	70	70	43	0	0	0	0	0	0	0	0	0	0	86	294
Land At Pitt Manor Romsey Road Winchester	Under Construction	200	100	80	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Land At Spring Gardens New Alresford	Deleted 2015. Total 33. Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	33																			
Dunfords Business Park, 89 Main Road Colden Common	Under Construction	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land At Ponds Lane Bishops Waltham	Deleted 2015. Total 24. Completed 24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 - 4 Southgate Peugeot, Cross Street Winchester	Under Construction	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
The Apex Centre Church Lane Colden Common	Not Started	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Land At Sparkford Road Erskine Road Winchester	Deleted 2015. Total 18. Completed 18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community Action Hampshire Beaconsfield House, 88 Andover Road Winchester	Under Construction	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11

Taylors Yard Oxford Road Sutton Scotney	Deleted 2015. Total 15. Completed 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land At Old River Denmead Waterlooville	Under Construction	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
2-5 Aquitane House St Clement Street Winchester	Under Construction	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Park House, Park Road, Winchester	Under Construction	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Land Adj To Green Lane Farm Hoe Road, Bishops Waltham	Not Started	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Old Station Yard Oxford Road Sutton Scotney	Not Started	33	0	5	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
Woolverston Bereweke Road Winchester	Under Construction	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
21 Southgate Street Winchester	Not Started	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14

Parklands Business Park Units 2, 3 And 4 The Spinney Forest Road Denmead	Under Construction	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Worthy Down Camp Worthy Down Winchester	Not Started	90	0	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	90
Swanmore College Of Technology New Road Swanmore	Under Construction	70	55	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70
Victoria House Victoria Road Winchester	Not Started	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27
WH Travers Coppice Hill Bishops Waltham	Under Construction	35	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
New Queens Head Stanmore Lane Winchester	Under Construction	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
Land Rear Of 2- 24 Westman Road Winchester	Not Started	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12

Wickham Laboratories Ltd Winchester Road Wickham	Under Construction	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
Fire Station And Premises North Walls Winchester	Under Construction	16	0	12	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Chesil Street Car Park, Barfield Close Winchester	Not Started	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
Area 2 Lady Bettys Drive Whiteley	Not Started	75	0	0	0	0	0	0	0	0	35	40	0	0	0	0	0	0	0	75
Townsend Northend Lane	Not Started	9	0	-1	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Large Sites Total Supply (Excluding LPP1 Allocations)		1484	305	229	159	165	215	143	37	0	35	40	0	0	0	0	0	0	156	1484
Policy SH2: West Of Waterlooville, Old Park Farm London Road Waterlooville	Under Construction	58	25	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58

Policy SH2: West Of Waterloo, Grainger Development Site Newlands Lane Waterloo	Under Construction	2024	40	100	200	200	200	200	200	200	200	150	150	100	100	85	60	39	0	0	2024
Policy SH3: North Whiteley	Not Started	3500	0	25	200	350	375	400	450	450	450	300	200	100	100	50	50	0	0	0	3500
Policy WT1: Barton Farm, Andover Road, Winchester	Under Construction	2000	0	50	150	200	200	200	200	200	200	200	200	100	100	0	0	0	0	0	2000
LPP11 Strategic Allocation Total Supply		7582	65	192	566	750	775	800	850	850	800	650	500	300	285	110	89	0	0	0	7582
Total Large Sites Supply		9066	370	421	725	915	990	943	887	850	835	690	500	300	285	110	89	0	156	0	9066

Appendix 5 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory

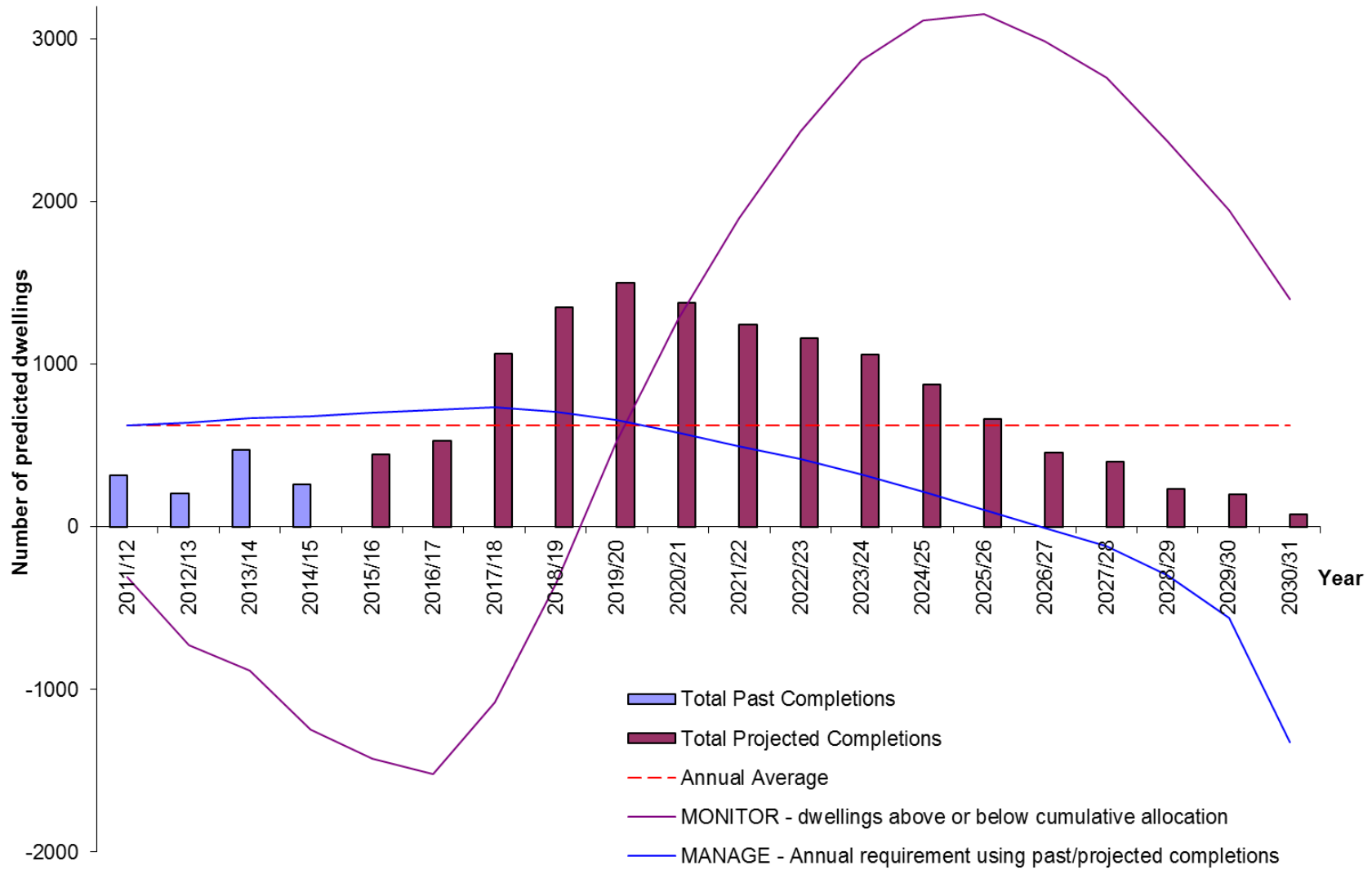
	Site Address	Site Ref	Area (ha) Gross	Area (ha) Net	Density	Ratio	Total Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
Colden Common	Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE	888	2.1	2.1	30	0.65	40	0	40	0	0
Colden Common	Avondale Park, Off Main Road, Colden Common, SO21 1TF	889	0.6	0.6	30	0.9	16	16	0	0	0
Denmead	Land behind Highclere, School Lane	475	0.2	0.2	30	1	6	0	6	0	0
Denmead	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	958	0.2	0.2	30	1	7	0	0	0	7
Kings Worthy	Land At Tudor Way	329	0.4	0.25	30	1	7	7	0	0	0
Kings Worthy	Kings Worthy Court, SO23 7QA	381	0.5	0.5	30	0.9	14	0	14	0	0
Kings Worthy	Cornerways, Church Lane, Kings Worthy SO23 7QS	2509	1.3	1.3	30	0.8	31	0	31	0	0
New Alresford	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	1966	0.4	0.4	40	1	14	14	0	0	0
New Alresford	Telephone Exchange, Station Road	2123	0.1	0.1	50	1	7	0	0	7	0
New	Land To The Rear Of	276	0.6	0.23	40	1	9	9	0	0	0

Alresford	58 The Dean											
Sparsholt	Church Mead, Home Lane, Sparsholt (Garden of)	434	0.2	0.2	30	1	7	0	0	7	0	
Sparsholt	Land at Church Farm	2062	0.3	0.3	30	1	8	8	0	0	0	
Swanmore	Land behind 1&2 Cottles	466	0.2	0.2	30	1	5	0	0	5	0	
Swanmore	New Road	1751	0.2	0.2	30	1	6	0	6	0	0	
Waltham Chase	Land behind Rosehill Garage, SO32 2LX	2065	2.8	2.8	30	0.65	60	0	0	60	0	
Whiteley	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1810	1.4	1.4	40	0.8	5	0	5	0	0	
Whiteley	Lady Betty's Drive	1811	0.8	0.3	40	1	13	0	0	13	0	
Winchester	16 Edgar Road, Winchester, SO23 9TW	80	0.2	0.2	50	1	10	0	0	10	0	
Winchester	St Peter's, Hyde Abbey Road Car Park	341	0.4	0.1	50	1	6	0	0	6	0	
Winchester	Land At the end of West End Close	569	0.3	0.3	50	1	13	0	0	13	0	
Winchester	Land off Firmstone Road, Winchester, SO23 0PA	659	0.2	0.2	50	1	12	0	0	12	0	
Winchester	15 Chilbolton Avenue	1801	0.2	0.2	50	1	12	0	0	12	0	
Winchester	Royal Hampshire County Hospital B	1827	0.5	0.5	50	0.9	24	0	24	0	0	
Winchester	Royal Hampshire County Hospital E	1829	0.8	0.8	50	0.9	34	0	0	34	0	
Winchester	Behind Trussell Crescent	1846	0.2	0.2	60	1	12	0	12	0	0	

Winchester	Winchester Conservative Club	2009	0.7	0.7	85	0.9	54	0	54	0	0
Winchester	Winchester Cathedral grounds	2134	0.5	0.5	23	0.9	10	0	10	0	0
Winchester	Carfax, Sussex Street, Winchester, SO23 8TG	2450	0.7	0.7	63	0.9	40	40	0	0	0
Winchester	Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate Street	2461	0.1	0.1	50	1	6	0	6	0	0
Winchester	Dyson Drive	2558	0.4	0.22	40	1	9	9	0	0	0
Winchester	Colbourne Close	2587	0.2	0.2	30	1	5	0	5	0	0
Winchester	Cattlemarket Site	2588	1.1	1.1	40	0.8	34	0	34	0	0
Winchester	Wilborforce Drive	2589	1.5	1.5	31	0.75	35	20	15	0	0

Appendix 6 Housing Trajectory

Winchester District Housing Trajectory AMR 2015



Local Plan Part 1 Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL	
Commitments and SHLAA sites (within settlement boundaries)					381	306	261	279	353	195	90	52	88	92	36	36	36	36	35	7	2283	
Strategic Allocations					65	192	566	750	775	800	850	850	800	650	500	300	285	110	89	0	7582	
Local Plan Part 2/Windfall*					0	30	240	322	375	384	305	259	172	130	129	122	80	88	77	70	2783	
Total Projected Completions					446	528	1067	1351	1503	1379	1245	1161	1060	872	665	458	401	234	201	77	12648	
Total Past Completions	317	204	470	262																	1253	
Cumulative Completions	317	521	991	1253	1699	2227	3294	4645	6148	7527	8772	9933	10993	11865	12530	12988	13389	13623	13824	13901	13901	
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative allocation	-308	-729	-884	-1247	-1426	-1523	-1081	-355	523	1277	1897	2433	2868	3115	3155	2988	2764	2373	1949	1401	1401	
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	720	734	708	655	577	497	414	321	215	106	-6	-122	-296	-562	-1324		

* Windfalls are estimated to contribute 70 dwellings per year from 2017/18 onwards

Appendix 7 Local Plan Part 2 Sites Estimated Phasing

LPP2 Policy no.	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes
Bishops Waltham																		
BW1 Coppice Hill					10	20	20	20	10								80	
BW2 Martin Street			10	20	20	10											60	
BW3 The Vineyard				15	25	25	25	20	10								120	
BW4 Albany Farm			10	25	25	25	25	10									120	
BW5 Tollgate Sawmill											5	5					10	
Colden Common																		
CC1 Main Road		10	40	40	40	35											165	
CC2 Clayfield Park																	0	(56 already included in SHLAA)
Denmead																		
Policy 2i East of Village Centre			10	20	40	20											90	
Policy 2ii Tanners Lane							10	10									20	
Policy 2iii Baptist Church				5	5												10	
Policy 2iv Anmore Road					5	5											10	
Kings Worthy																		
KW1 Lovedon Lane		10	25	15													50	

LPP2 Policy no.	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes	
New Alresford																			
NA2 The Dean					10	25	20	10	10									75	
NA3 Sun Lane					20	40	50	50	50	50	40	25						325	
Swanmore																			
SW1 The Lakes			35	40	15		20	20	10									140	
SW2 Lower Chase Rd					5													5	
Waltham Chase																			
WC1 Morgan's Yard																		0	(60 already in SHLAA)
WC2 Clewers Lane			15	15														30	
WC3 Sandy Lane				10	25	20	5											60	
WC4 Forest Road		10	25	25	15	10												85	
Wickham																			
WK2 Winchester Road				10	25	40	40	10										125	
WK3 The Glebe					20	25	20	15										80	
Whiteley																			
SHUA1 Whiteley Green																		0	included in large commitments
Winchester																			
WIN4 Silver Hill																		0	included in large

LPP2 Policy no.	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes
																		commitments
WIN5 Station Approach								10	12								22	(150 total, 128 already included in SHLAA)
WIN6 Carfax Site																	0	(40 already included in SHLAA)
WIN7 Cattlemarket Site																	0	(88 already included in SHLAA)
WIN8 Stanmore						10		10		10	14	14	10	10	7		85	(150 capacity from Stanmore Framework, 30 permitted, 35 included in SHLAA)
WIN9 Abbots Barton				12		4		4				8		8			36	(50 capacity from A Barton Framework, 14 already in SHLAA)
TOTAL	0	30	170	252	305	314	235	189	102	60	59	52	10	18	7	0	1803	